

# Market Report

August, 2022



## Paramount Bay

2020 N Bayshore Dr  
Miami, FL 33137

Every month we compile this comprehensive market report focus on Paramount Bay in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [paramountbaycondosforsale.com](http://paramountbaycondosforsale.com).

## Property Stats

POSTAL CODE 33137

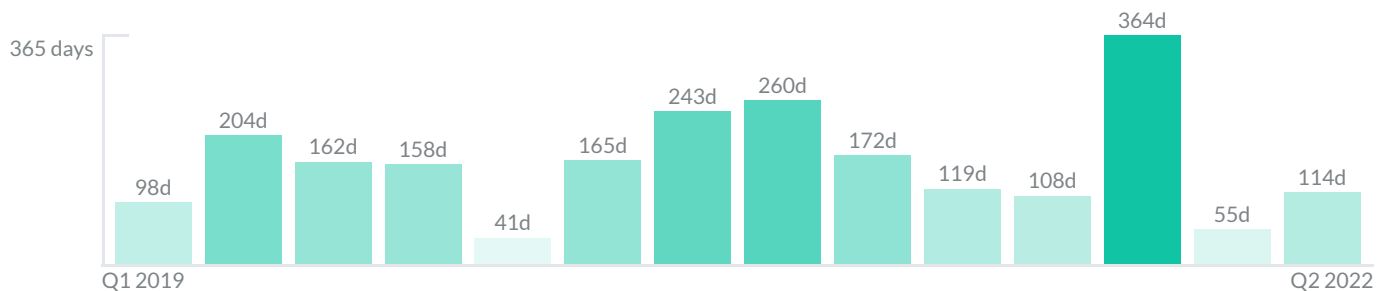
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

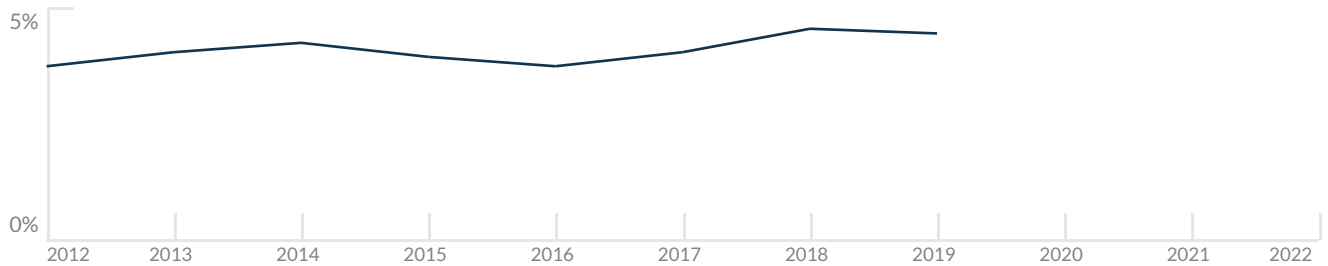


# Mortgage Rates

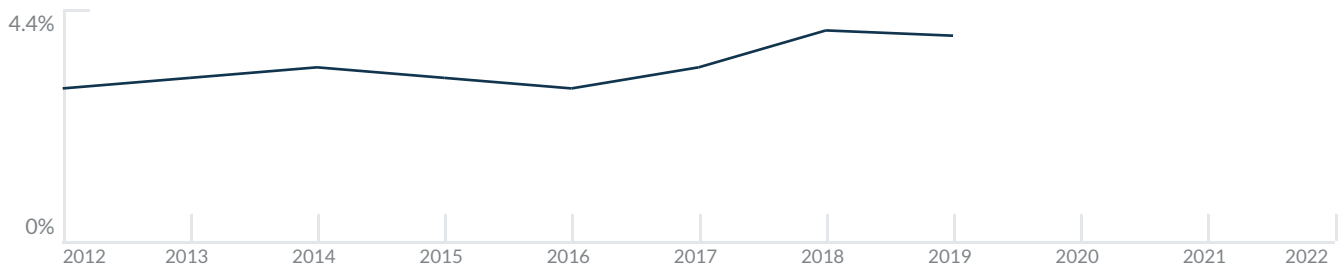
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

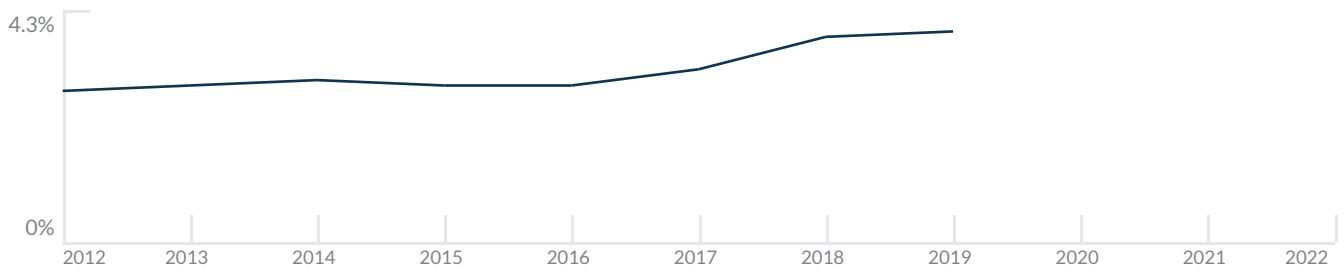
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Senior High School
10/10	1/10	10/10

# Insights

IN PARAMOUNT BAY

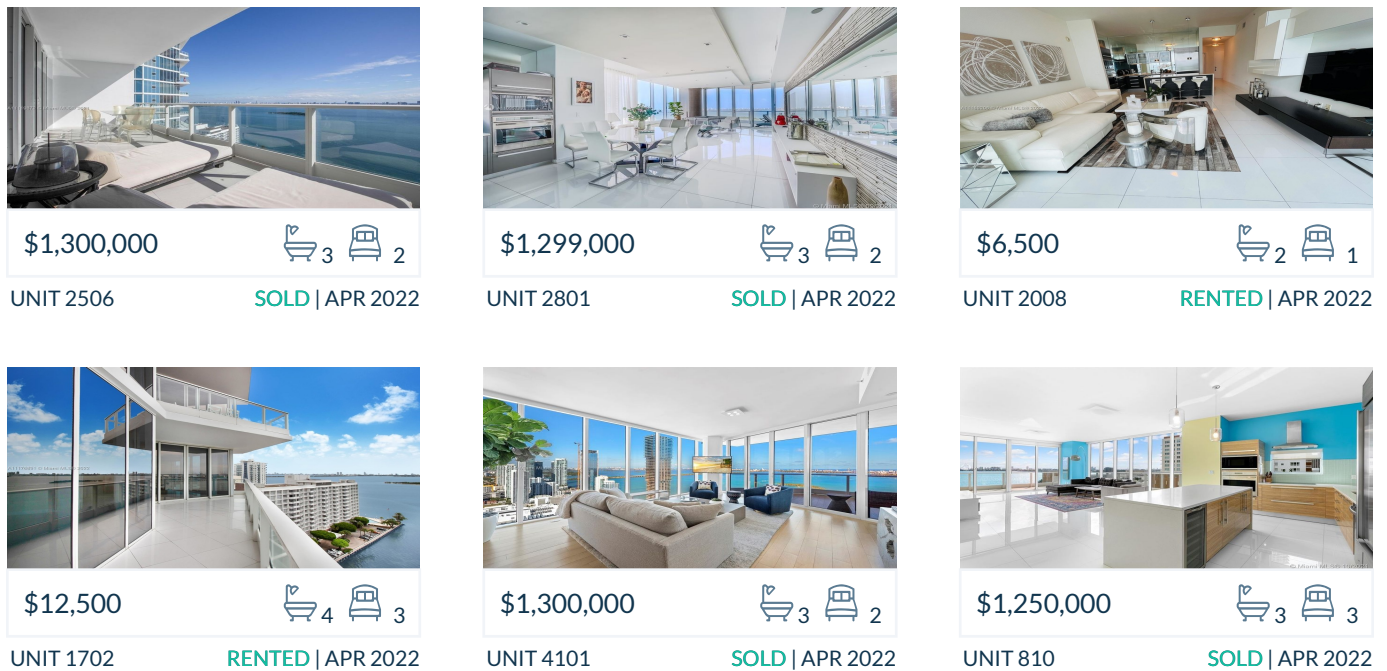
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Paramount Bay



## Sold

LAST 20 PROPERTIES SOLD IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2506	\$1,300,000	2/3	\$780.3	1,666	Apr 2022	57
2801	\$1,299,000	2/3	\$818.0	1,588	Apr 2022	170
4101	\$1,300,000	2/3	\$818.6	1,588	Mar 2022	1
810	\$1,250,000	3/3	\$744.5	1,679	Mar 2022	100
1502	\$1,950,000	3/4	\$886.0	2,201	Mar 2022	9
2706	\$1,300,000	2/3	\$780.3	1,666	Feb 2022	8
PH37...	\$3,950,000	4/5	\$1,347.2	2,932	Feb 2022	145
2908	\$780,000	1/2	\$691.5	1,128	Feb 2022	1
2108	\$820,000	1/2	\$727.0	1,128	Jan 2022	111
1109	\$810,000	2/2	\$718.1	1,128	Jan 2022	97
2803	\$1,390,000	3/3	\$813.8	1,708	Jan 2022	24
3608	\$829,000	1/2	\$734.9	1,128	Dec 2021	151
2604	\$770,000	1/2	\$678.4	1,135	Dec 2021	5
3405/...	\$2,550,000	4/5	\$851.1	2,996	Dec 2021	71
808	\$790,000	2/2	\$700.4	1,128	Dec 2021	81
3209	\$769,000	1/2	\$681.7	1,128	Dec 2021	N/A
2208	\$819,000	1/2	\$726.1	1,128	Dec 2021	N/A
2406	\$1,150,000	2/3	\$690.3	1,666	Nov 2021	839
2504	\$799,000	1/2	\$704.0	1,135	Nov 2021	109
707	\$1,300,000	3/3	\$777.0	1,673	Nov 2021	1290

## Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2008	\$6,500	1/2	\$5.8	1,128	Apr 2022	28
1702	\$12,500	3/4	\$5.7	2,201	Apr 2022	4
2404	\$8,500	2/2	\$7.5	1,135	Feb 2022	47
3610	\$10,000	3/3	\$6.0	1,679	Jan 2022	9
607	\$7,500	2/3	\$4.5	1,673	Jan 2022	8
3204	\$6,000	2/2	\$5.3	1,135	Jan 2022	9
3501	\$8,000	2/3	\$5.0	1,588	Dec 2021	22
1407	\$7,500	2/3	\$4.5	1,673	Dec 2021	41
3609	\$5,400	1/2	\$4.8	1,128	Dec 2021	4
4502	\$28,000	4/5	\$6.9	4,055	Dec 2021	29
3208	\$6,500	1/2	\$5.8	1,128	Dec 2021	6
1804	\$5,800	2/2	\$5.1	1,135	Nov 2021	60
2206	\$7,500	2/3	\$4.5	1,666	Oct 2021	13
501	\$5,750	2/3	\$3.6	1,588	Sep 2021	10
3009	\$4,600	2/2	\$4.1	1,128	Sep 2021	27
4203	\$27,500	4/9	\$8.4	3,279	Sep 2021	48
610	\$7,200	3/3	\$4.3	1,679	Aug 2021	53
806	\$7,500	3/3	\$4.5	1,666	Aug 2021	22
1710	\$6,500	3/3	\$3.9	1,679	Jul 2021	13
2803	\$6,999	3/3	\$4.1	1,708	Jul 2021	17

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
610	\$1,250,000	3/3	\$744.5	1679	Sep 2021	N/A
709	\$899,000	2/2	\$797.0	1128	Apr 2022	DONTAYE DR...
1006	\$1,300,000	2/3	\$780.3	1666	Feb 2022	OTEGO CORP...
1006	\$7,800/mth	2/3	\$4.7	1666	Feb 2022	OTEGO CORP...
1101	\$1,200,000	2/3	\$755.7	1588	Feb 2022	
1109	\$4,600/mth	1/2	\$4.1	1128	Feb 2022	CARLOS SAYE...
1607	\$1,300,000	2/3	\$777.0	1673	Sep 2021	WILLIAM F CR...
1808	\$6,700/mth	2/2	\$5.9	1128	Apr 2022	Miriam Poggio...
2302	\$1,890,000	3/4	\$858.7	2201	Sep 2021	YURI MOROS
2309	\$774,000	2/2	\$686.2	1128	Sep 2021	RAMESH HAR...
2309	\$875,000	2/2	\$775.7	1128	Feb 2022	RAMESH HAR...
2309	\$899,000	2/2	\$797.0	1128	Feb 2022	RAMESH HAR...
2310	\$11,000/mth	3/3	\$6.6	1679	Sep 2021	ELI M BLATT
2603	\$1,529,000	3/3	N/A	N/A	Feb 2022	IGOR BRAGA...
2702	\$2,200,000	3/4	\$999.5	2201	Sep 2021	AXEL PREUSS...
2702	\$20,000/mth	3/4	\$9.1	2201	Oct 2021	AXEL PREUSS...
2801	\$10,000/mth	2/3	\$6.3	1588	Feb 2022	ASHOK KHUB...
2902	\$2,050,000	3/4	\$931.4	2201	Feb 2022	CHRISTOPHE...
3003	\$1,399,000	3/3	\$819.1	1708	Feb 2022	AQUARIUS IN...
3204	\$1,100,000	2/2	\$969.2	1135	Apr 2022	ASHOK KHUB...

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3205	\$1,050,000	1/2	\$915.4	1147	Feb 2022	SAMUEL VICARI
3301	\$1,299,000	2/3	\$818.0	1588	Sep 2021	REZA KAVOOSI
3405-...	\$22,500/mth	4/5	\$7.5	2996	Apr 2022	EVAN M GOL...
3508	\$808,000	2/2	\$716.3	1128	Feb 2022	BRUNO CHAR...
3508	\$7,999/mth	2/2	\$7.1	1128	Apr 2022	BRUNO CHAR...
3601	\$1,550,000	2/3	\$976.1	1588	Feb 2022	
3606	\$1,599,000	3/3	\$959.8	1666	Apr 2022	ASK FLORIDA...
3803	\$1,650,000	3/3	\$966.0	1708	Feb 2022	NORBERTO B...
3807	\$33,000/mth	4/5	\$9.7	3415	Dec 2021	MARKKU BIE...