

Market Report

May, 2023



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.

Property Stats

POSTAL CODE 33137

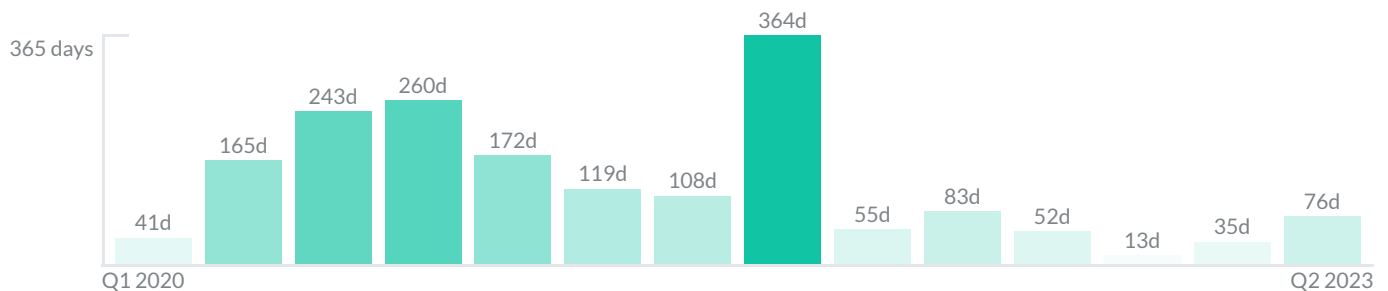
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

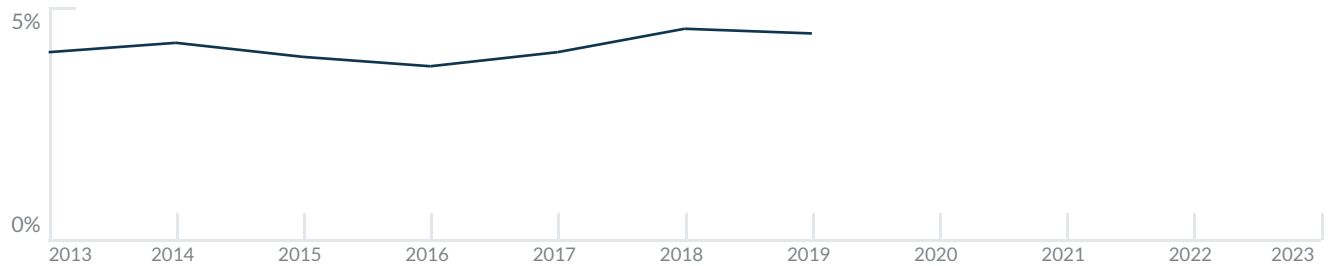


Mortgage Rates

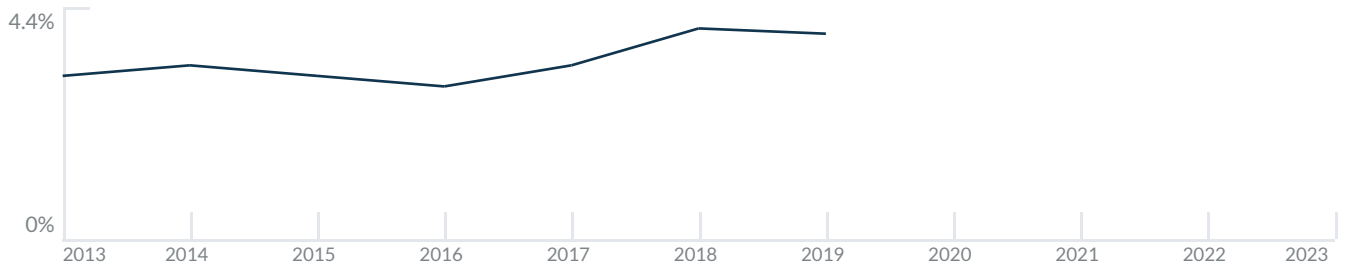
PER YEAR

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©

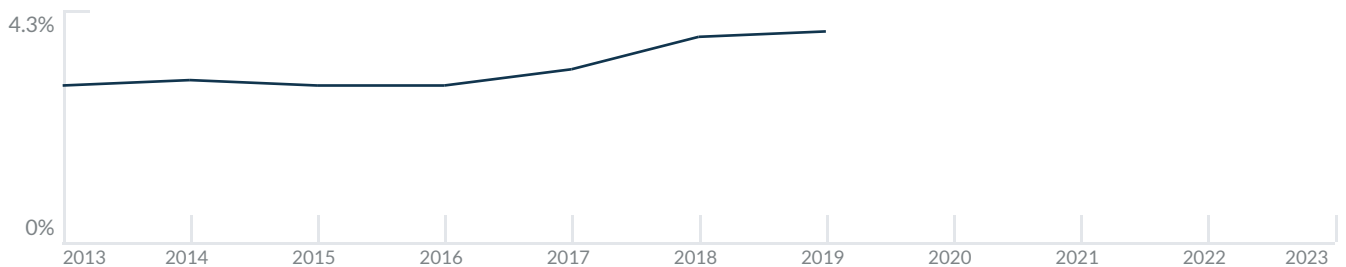
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

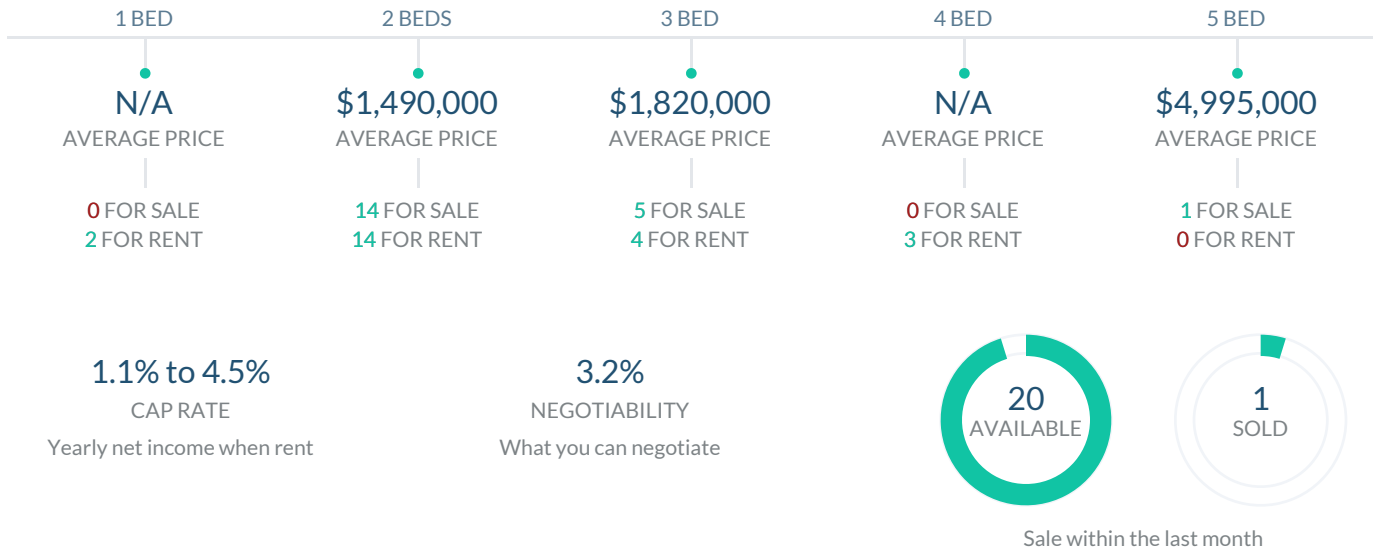
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

Insights

IN PARAMOUNT BAY

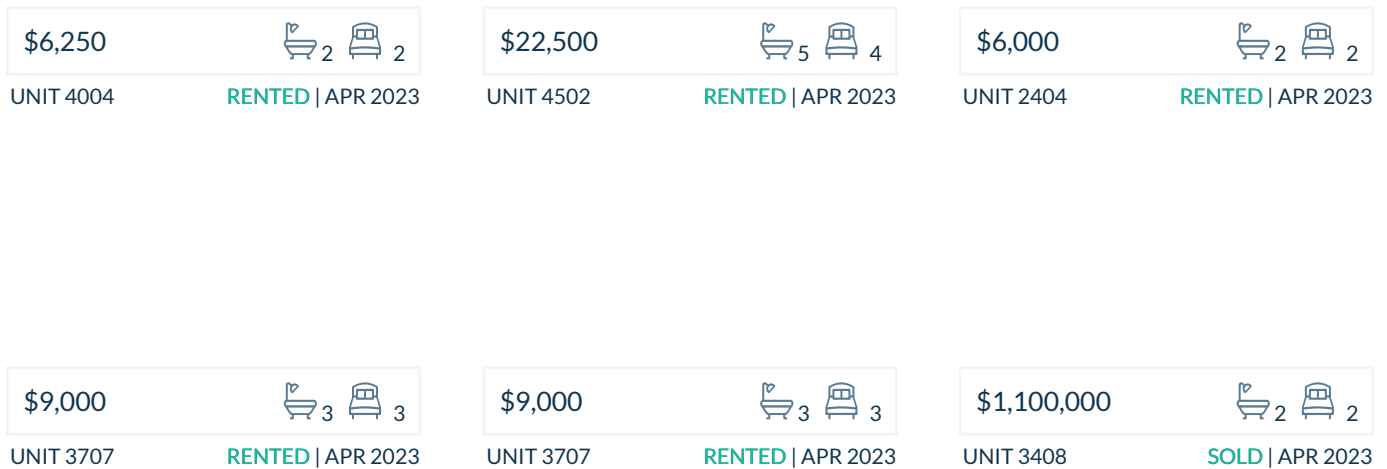
Below the average listing prices of available unit per property type.



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
3408	\$1,100,000	2/2	\$975.2	1,128	Apr 2023	76
1704	\$1,025,000	2/2	\$903.1	1,135	Jan 2023	1
3401	\$1,499,000	2/3	\$944.0	1,588	Jan 2023	68
1505	\$975,000	2/2	\$850.0	1,147	Nov 2022	13
2704	\$995,000	2/2	\$876.7	1,135	Sep 2022	48
801	\$1,525,000	2/3	\$960.3	1,588	Jul 2022	56
1604	\$815,000	1/2	\$718.1	1,135	Jun 2022	23
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

Rented

LAST 20 PROPERTIES RENTED IN PARAMOUNT BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4004	\$6,250	2/2	\$5.5	1,135	Apr 2023	28
4502	\$22,500	4/5	\$5.0	4,495	Apr 2023	104
2404	\$6,000	2/2	\$5.3	1,135	Apr 2023	64
3707	\$9,000	3/3	\$5.4	1,673	Apr 2023	105
3707	\$9,000	3/3	\$5.4	1,673	Apr 2023	105
3304	\$5,400	2/2	\$4.8	1,135	Apr 2023	7
3502	\$14,000	3/4	\$6.4	2,201	Feb 2023	81
1204	\$6,100	2/2	\$5.4	1,135	Feb 2023	98
501	\$6,750	2/3	\$4.3	1,588	Jan 2023	110
1101	\$7,250	2/3	\$4.6	1,588	Jan 2023	88
2406	\$13,000	2/3	\$7.8	1,666	Jan 2023	77
3501	\$8,500	2/3	\$5.4	1,588	Jan 2023	7
1804	\$6,050	2/2	\$5.3	1,135	Dec 2022	57
3410	\$12,900	3/3	\$7.7	1,679	Nov 2022	19
2008	\$6,000	1/2	\$5.3	1,128	Nov 2022	141
1203	\$10,000	3/3	\$5.9	1,708	Oct 2022	34
1009	\$5,500	1/2	\$4.9	1,128	Oct 2022	46
1609	\$5,900	2/2	\$5.2	1,128	Oct 2022	107
3009	\$5,600	2/2	\$5.0	1,128	Oct 2022	65
1610	\$7,400	3/3	\$4.4	1,679	Sep 2022	85

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH39...	\$4,995,000	5/6	\$1,250.0	3996	Nov 2022	
106	\$5,000/mth	2/2	\$3.1	1637	Apr 2023	N/A
602	\$15,000/mth	3/4	\$6.8	2201	Feb 2023	
605	\$6,230/mth	1/2	\$5.4	1147	Apr 2023	LILIAN RAMIR...
608	\$935,000	2/2	\$828.9	1128	Apr 2023	DANIEL RIESS
608	\$7,000/mth	2/2	\$6.2	1128	Apr 2023	DANIEL RIESS
701	\$7,000/mth	2/3	\$4.4	1588	Nov 2022	NICOLAS BOFFI
706	\$1,599,999	2/3	\$960.4	1666	Jan 2023	STEVEN NICH...
706	\$1,599,999	2/3	\$960.4	1666	Mar 2023	STEVEN NICH...
801	\$1,450,000	2/3	\$913.1	1588	Mar 2023	MARIA MERC...
806	\$1,600,000	3/3	\$960.4	1666	Mar 2023	HECTOR E FA...
1005	\$5,199/mth	2/2	\$4.5	1147	Nov 2022	EDWARD H D...
1203	\$1,500,000	3/3	\$878.2	1708	Nov 2022	
1408	\$5,750/mth	2/2	\$5.1	1128	Nov 2022	OLIVIER GENI...
1505	\$999,000	2/2	\$871.0	1147	Nov 2022	JASON SCHO...
1603	\$1,850,000	3/3	\$1,083.1	1708	Jan 2023	ALVARO TEJE...
1608	\$4,900/mth	2/2	\$4.3	1128	Jan 2023	JORGE SAVLO...
1609	\$6,000/mth	2/2	\$5.3	1128	Apr 2023	
1705	\$5,500/mth	2/2	\$4.8	1147	Nov 2022	FRANCISCO...
2106	\$1,730,000	2/3	\$1,038.4	1666	Feb 2023	PIERRE LOUIS...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2307	\$1,599,000	2/3	\$959.8	1666	Nov 2022	YURI MOROS
2407	\$1,825,000	2/3	\$1,090.9	1673	Mar 2023	PIERANGELO...
2601	\$1,475,000	2/3	\$928.8	1588	Nov 2022	PETER MEMM...
2601	\$7,250/mth	2/3	\$4.6	1588	Dec 2022	PETER MEMM...
2601	\$7,900/mth	2/3	\$5.0	1588	Apr 2023	PETER MEMM...
2606	\$10,500/mth	2/3	\$6.3	1666	Jan 2023	BJORN JOHA...
2707	\$1,995,000	2/3	\$1,192.5	1673	Apr 2023	REDA HABOU...
2805	\$5,800/mth	2/2	\$5.1	1147	Apr 2023	REINALDO R...
2903	\$12,000/mth	3/3	\$7.0	1708	Feb 2023	MIGUEL YELO...
2904	\$8,895/mth	2/2	\$7.8	1135	Dec 2022	N/A
3010	\$1,799,000	3/3	\$1,071.5	1679	Nov 2022	
3204	\$1,100,000	2/2	\$969.2	1135	Feb 2023	ASHOK KHUB...
3301	\$1,480,000	2/3	\$932.0	1588	Feb 2023	REZA KAVOOSI
3301	\$8,000/mth	2/3	\$5.0	1588	Feb 2023	REZA KAVOOSI
3304	\$1,070,000	2/2	\$942.7	1135	Aug 2022	
3307	\$2,000,000	2/3	\$1,195.5	1673	Dec 2022	RODRIGO S G...
3405-...	\$18,500/mth	4/5	\$6.2	2996	Aug 2022	EVAN M GOL...
3408	\$6,495/mth	1/2	\$5.8	1128	Apr 2023	KAY SJODER...
3610	\$10,000/mth	3/3	\$6.0	1679	Dec 2022	ANNA KRISTI...
3902	\$2,350,000	3/4	\$1,067.7	2201	Mar 2023	WELLINGTON...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4202	\$14,450/mth	3/4	\$6.1	2353	Mar 2023	
4502	\$27,500/mth	4/5	\$6.8	4055	Nov 2022	YASSINE SAD...
4502	\$25,500/mth	4/5	\$5.7	4495	Dec 2022	YASSINE SAD...