

# Market Report

April, 2022



## Bay Park Towers

3301 NE 5th Ave  
Miami, FL 33137

Every month we compile this comprehensive market report focus on Bay Park Towers in this convenient and easy to read format. Our data 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 [bayparktowerscondosforsale.com](http://bayparktowerscondosforsale.com).

## Property Stats

POSTAL CODE 33137

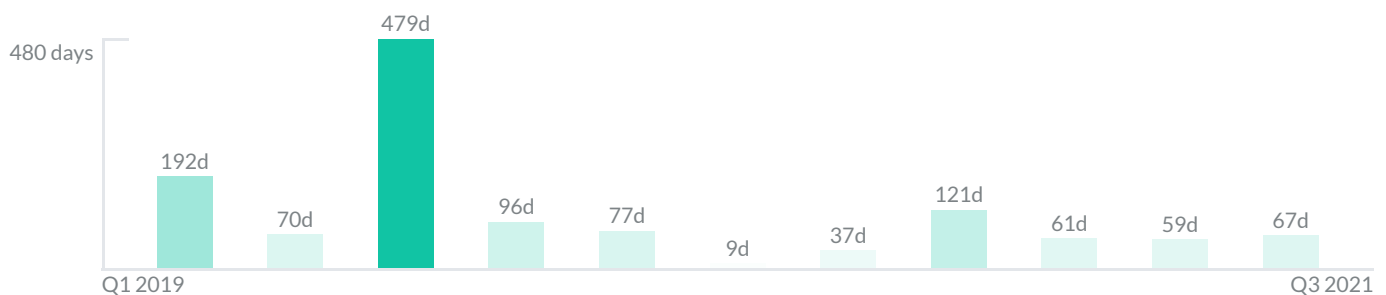
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

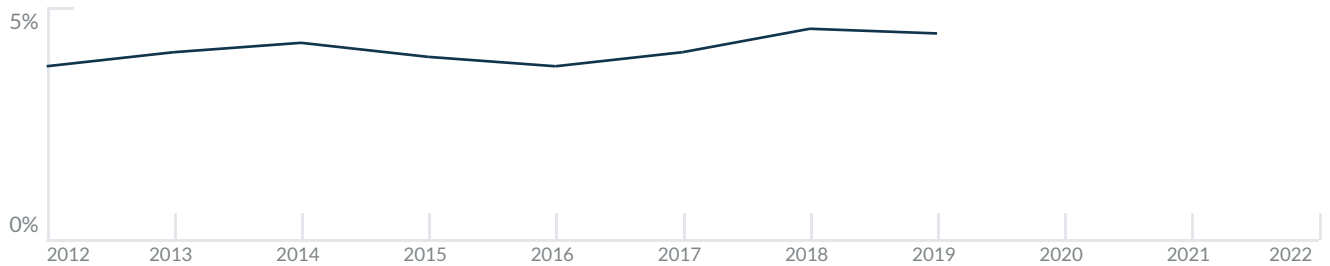


# Mortgage Rates

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 BAY PARK TOWERS

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

STUDIO  
**\$490,000**  
 AVERAGE PRICE  
 1 FOR SALE  
 1 FOR RENT

1 BED  
**N/A**  
 AVERAGE PRICE  
 0 FOR SALE  
 2 FOR RENT

**1.5% to 1.5%**  
 CAP RATE  
 Yearly net income when rent

**1.3%**  
 NEGOTIABILITY  
 What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Bay Park Towers



\$2,300



UNIT 416

RENTED | FEB 2022



\$2,200



UNIT 1120

RENTED | NOV 2021

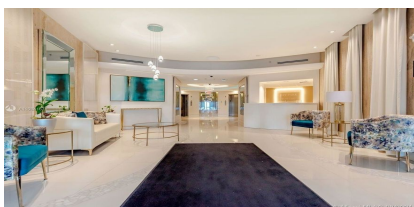


\$2,150



UNIT 504

RENTED | OCT 2021

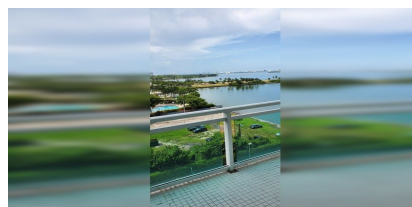


\$1,900



UNIT 1002

RENTED | SEP 2021

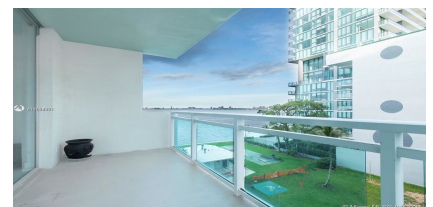


\$239,000



UNIT 912

SOLD | AUG 2021



\$260,000



UNIT 509

SOLD | AUG 2021

## Sold

LAST 20 PROPERTIES SOLD IN BAY PARK TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
912	\$239,000	0/1	\$543.2	440	Aug 2021	56
509	\$260,000	0/1	\$520.0	500	Aug 2021	77
417	\$235,000	1/1	\$285.9	822	Jun 2021	2
913	\$420,000	1/1	\$510.9	822	Jun 2021	28
PH-9	\$249,999	1/1	\$319.7	782	Apr 2021	166
909	\$175,000	1/1	\$350.0	500	Apr 2021	94
404	\$190,000	1/1	\$217.1	875	Apr 2021	3
919	\$174,900	1/1	\$349.8	500	Mar 2021	108
512	\$153,000	0/1	\$347.7	440	Mar 2021	72
513	\$202,500	1/1	\$246.4	822	Mar 2021	34
311	\$357,000	2/2	\$291.2	1,226	Mar 2021	43
514	\$199,800	1/1	\$256.5	779	Feb 2021	42
901	\$179,500	1/1	\$227.2	790	Feb 2021	66
506	\$191,900	1/1	\$246.0	780	Jan 2021	44
308	\$235,000	1/1	\$285.9	822	Jan 2021	148
207	\$179,900	1/1	\$230.9	779	Jan 2021	46
1213	\$235,000	1/1	\$285.9	822	Jan 2021	4
1001	\$179,900	1/1	\$227.7	790	Dec 2020	184
218	\$265,000	2/2	\$215.4	1,230	Nov 2020	214
812	\$170,000	0/1	\$386.4	440	Oct 2020	18

## Rented

LAST 20 PROPERTIES RENTED IN BAY PARK TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
416	\$2,300	1/1	\$2.8	822	Jan 2022	8
1120	\$2,200	1/1	\$2.8	790	Nov 2021	10
504	\$2,150	1/1	\$2.5	875	Oct 2021	5
1002	\$1,900	1/1	\$2.3	822	Sep 2021	12
1220	\$2,000	1/1	\$2.5	800	Aug 2021	9
919	\$1,400	1/1	\$2.8	500	Jul 2021	24
PH-4	\$1,700	1/1	\$2.2	782	Jun 2021	2
PH-9	\$1,800	1/1	\$2.3	782	May 2021	8
1219	\$1,500	0/1	\$3.0	500	May 2021	43
1106	\$1,900	1/1	\$2.4	780	May 2021	181
106	\$1,300	0/1	\$2.6	500	Apr 2021	20
311	\$2,500	2/2	\$2.0	1,226	Apr 2021	27
1121	\$1,600	0/1	\$2.4	670	Apr 2021	36
514	\$1,795	1/1	\$2.3	779	Apr 2021	17
101	\$1,300	0/1	\$2.9	450	Mar 2021	95
706	\$1,600	1/1	\$2.1	780	Mar 2021	102
217	\$1,550	1/1	\$1.9	822	Mar 2021	41
606	\$1,675	1/1	\$2.1	780	Mar 2021	4
901	\$1,500	1/1	\$1.9	790	Mar 2021	18
803	\$1,400	1/1	\$1.6	880	Mar 2021	41

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-1	\$3,300/mth	1/1	\$4.2	790	Nov 2021	LLC RESTATE...
602	\$2,500/mth	1/1	\$3.0	822	Feb 2022	MARIA CONC...
812	\$1,500/mth	0/1	\$3.4	440	Oct 2021	OSCAR L LOP...
1212	\$489,900	0/1	\$1,113.4	440	Feb 2022	MANUELE VI...