

# Market Report

March, 2019



## Baltus House

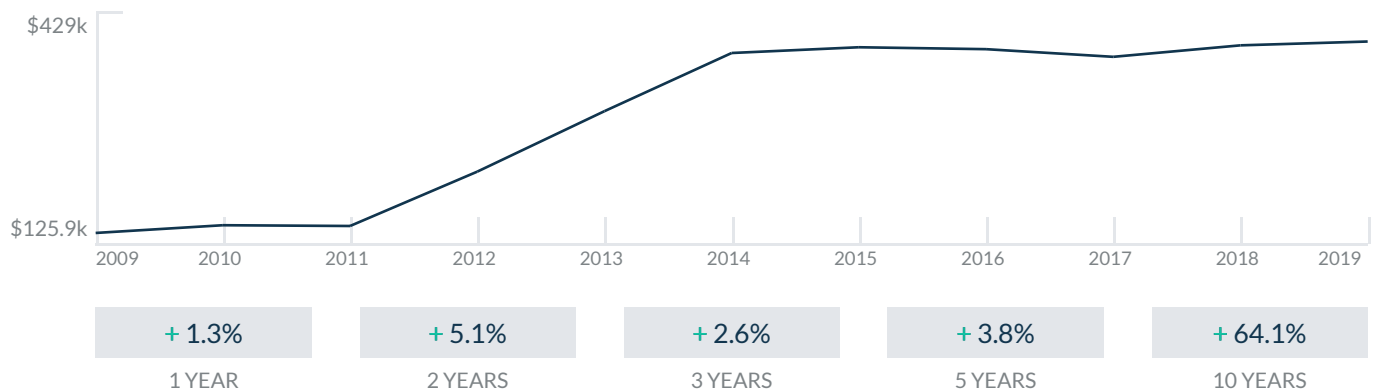
4250 Biscayne Boulevard  
Miami, FL 33137

Every month we compile this comprehensive market report focus on Baltus House 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 [baltushousecondosforsale.com](http://baltushousecondosforsale.com).

## Property Stats

POSTAL CODE 33137

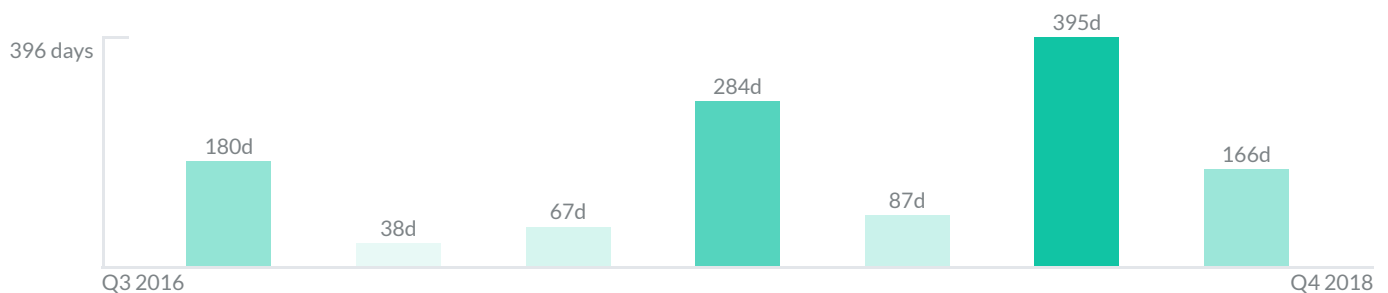
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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        |
|--------------------|------------------------------------|--------------------|
| BridgePrep Academy | De Hostos Youth Leadership Academy | Senior High School |
| 5/10               | 1/10                               | 10/10              |

# Insights

IN BALTUS HOUSE

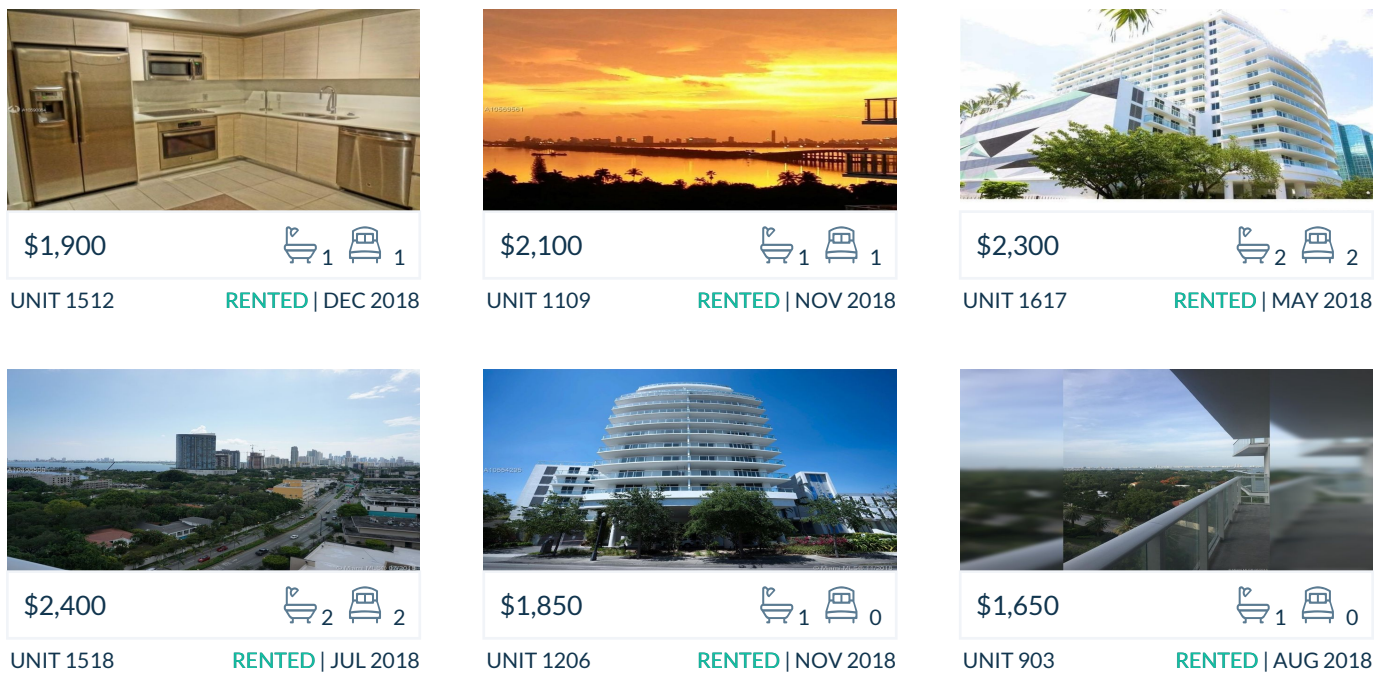
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Baltus House



## Sold

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LAST 20 PROPERTIES SOLD IN BALTUS HOUSE

| Unit | Price     | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 1103 | \$245,000 | 0/1        | \$505.2 | 485   | Oct 2018    | 289            |
| 906  | \$225,000 | 0/1        | \$461.1 | 488   | Oct 2018    | 43             |
| 1406 | \$213,000 | 0/1        | \$394.4 | 540   | Sep 2018    | 613            |
| 910  | \$195,000 | 0/1        | \$413.1 | 472   | Jul 2018    | 176            |
| 1607 | \$530,000 | 3/2        | \$368.6 | 1,438 | Feb 2018    | 122            |
| 711  | \$300,000 | 1/1        | \$463.0 | 648   | Jan 2018    | 51             |
| 1118 | \$475,000 | 2/2        | \$465.7 | 1,020 | Jul 2017    | 284            |
| 1614 | \$260,000 | 1/1        | \$382.4 | 680   | Jun 2017    | 35             |
| 1105 | \$299,900 | 1/1        | \$405.3 | 740   | Apr 2017    | 98             |
| 510  | \$225,000 | 0/1        | \$432.7 | 520   | Mar 2017    | 38             |
| 1415 | \$315,000 | 1/1        | \$450.0 | 700   | Aug 2016    | 314            |
| 1002 | \$570,000 | 2/2        | \$546.0 | 1,044 | Aug 2016    | 46             |

## Rented

LAST 20 PROPERTIES RENTED IN BALTUS HOUSE

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1512 | \$1,900 | 1/1        | N/A     | N/A   | Feb 2019    | 44             |
| 1617 | \$2,300 | 2/2        | \$2.3   | 988   | Feb 2019    | 244            |
| 1109 | \$2,100 | 1/1        | \$2.9   | 733   | Feb 2019    | 39             |
| 1518 | \$2,400 | 2/2        | N/A     | N/A   | Dec 2018    | 162            |
| 1206 | \$1,850 | 0/1        | \$3.6   | 520   | Dec 2018    | 41             |
| 903  | \$1,650 | 0/1        | \$3.2   | 520   | Dec 2018    | 103            |
| 910  | \$1,600 | 0/1        | \$3.4   | 472   | Nov 2018    | 11             |
| 1114 | \$1,800 | 1/1        | \$2.9   | 616   | Nov 2018    | 7              |
| 1011 | \$1,800 | 1/1        | \$2.8   | 648   | Nov 2018    | 53             |
| 1616 | \$2,700 | 2/2        | \$2.5   | 1,060 | Nov 2018    | 13             |
| N/A  | \$1,975 | 1/1        | N/A     | N/A   | Oct 2018    | 34             |
| 1516 | \$2,500 | 2/2        | \$2.5   | 999   | Oct 2018    | 38             |
| 706  | \$1,650 | 0/1        | \$3.4   | 488   | Oct 2018    | 80             |
| 712  | \$1,900 | 1/1        | \$3.0   | 640   | Sep 2018    | 91             |
| 707  | \$1,800 | 1/1        | \$2.4   | 747   | Sep 2018    | 36             |
| 803  | \$1,650 | 0/1        | \$3.4   | 485   | Sep 2018    | 31             |
| 702  | \$2,400 | 2/2        | \$2.3   | 1,044 | Aug 2018    | 164            |
| 1012 | \$2,000 | 1/1        | \$2.9   | 700   | Aug 2018    | 69             |
| 705  | \$1,800 | 1/1        | \$2.0   | 896   | Aug 2018    | 22             |
| 1009 | \$2,000 | 1/1        | \$2.7   | 733   | Aug 2018    | 7              |

## Currently Listed

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ACTIVE LISTINGS 1/2

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner            |
|------|-------------|------------|---------|------|--------------|------------------|
| N/A  | \$298,000   | 1/1        | \$425.7 | 700  | Oct 2015     | N/A              |
| N/A  | \$585,000   | 2/2        | \$573.5 | 1020 | Sep 2016     | N/A              |
| 402  | \$555,000   | 2/2        | \$482.6 | 1150 | May 2018     | N/A              |
| 502  | \$2,400/mth | 2/2        | \$2.3   | 1044 | Feb 2019     | N/A              |
| 509  | \$350,000   | 1/1        | \$443.0 | 790  | Mar 2017     | N/A              |
| 707  | \$349,500   | 1/1        | \$467.9 | 747  | Oct 2018     | N/A              |
| 712  | \$305,000   | 1/1        | \$476.6 | 640  | Mar 2018     | N/A              |
| 806  | \$235,000   | 0/1        | \$481.6 | 488  | Jan 2019     | N/A              |
| 810  | \$255,000   | 0/1        | \$540.3 | 472  | Aug 2018     | BIS BAL LLC C... |
| 815  | \$339,000   | 1/1        | \$484.3 | 700  | Jan 2019     | N/A              |
| 816  | \$429,000   | 2/2        | \$429.4 | 999  | Jan 2019     | N/A              |
| 817  | \$2,400/mth | 2/2        | \$2.4   | 988  | Dec 2018     | N/A              |
| 819  | \$2,500/mth | 2/2        | \$2.5   | 1000 | Feb 2019     | N/A              |
| 819  | \$590,000   | 2/2        | \$590.0 | 1000 | Feb 2019     | N/A              |
| 901  | \$545,000   | 2/2        | \$345.8 | 1576 | Oct 2018     | N/A              |
| 902  | \$599,000   | 2/2        | \$573.8 | 1044 | Jul 2018     | SILALE LLC C/... |
| 905  | \$299,000   | 1/1        | \$404.1 | 740  | Apr 2018     | JORGE LUIS P...  |
| 917  | \$2,400/mth | 2/2        | \$2.4   | 988  | Oct 2018     | N/A              |
| 918  | \$479,000   | 2/2        | \$469.6 | 1020 | Aug 2018     | CARLOS ZAM...    |
| 1001 | \$2,799/mth | 2/2        | \$2.6   | 1062 | Feb 2019     | N/A              |

## Currently Listed

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ACTIVE LISTINGS 2/2

| Unit  | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|-------|-------------|------------|---------|------|--------------|----------------|
| 1004  | \$395,000   | 1/1        | \$533.8 | 740  | Jun 2017     | NUBIA ORNEL... |
| 1005  | \$349,900   | 1/1        | \$472.8 | 740  | Apr 2017     | N/A            |
| 1006  | \$1,800/mth | 0/1        | \$3.7   | 488  | Jan 2019     | N/A            |
| 1012  | \$330,000   | 1/1        | \$471.4 | 700  | Mar 2018     | N/A            |
| 1111  | \$299,000   | 1/1        | \$461.4 | 648  | Oct 2018     | N/A            |
| 1116  | \$2,600/mth | 2/2        | N/A     | N/A  | Jan 2019     | N/A            |
| 1119  | \$2,500/mth | 2/2        | \$2.6   | 955  | Jan 2019     | N/A            |
| 1404  | \$1,900/mth | 1/1        | \$2.6   | 740  | Dec 2018     | N/A            |
| 1405  | \$390,000   | 2/1        | \$557.1 | 700  | Jul 2018     | N/A            |
| 1405A | \$2,250/mth | 2/1        | \$2.5   | 896  | Jan 2019     | N/A            |
| 1405M | \$2,600/mth | 2/1        | \$2.9   | 896  | Jan 2019     | N/A            |
| 1408  | \$1,950/mth | 1/1        | \$2.5   | 790  | Jan 2019     | N/A            |
| 1505  | \$525,000   | 2/2        | \$443.8 | 1183 | Nov 2018     | N/A            |
| 1514  | \$300,000   | 1/1        | \$487.0 | 616  | Dec 2018     | N/A            |
| 1516  | \$599,000   | 2/2        | N/A     | N/A  | Jul 2017     | N/A            |
| 1517  | \$549,000   | 2/2        | \$555.7 | 988  | Nov 2017     | N/A            |
| 1609  | \$689,000   | 2/2        | \$546.4 | 1261 | Jun 2017     | N/A            |
| 1617  | \$449,000   | 2/2        | \$454.5 | 988  | Aug 2018     | N/A            |
| 1618  | \$665,000   | 2/2        | \$699.3 | 951  | Nov 2017     | OSCAR QUIJA... |