

# Market Report

February, 2021



## 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 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 [baltushousecondosforsale.com](http://baltushousecondosforsale.com).

## Property Stats

POSTAL CODE 33137

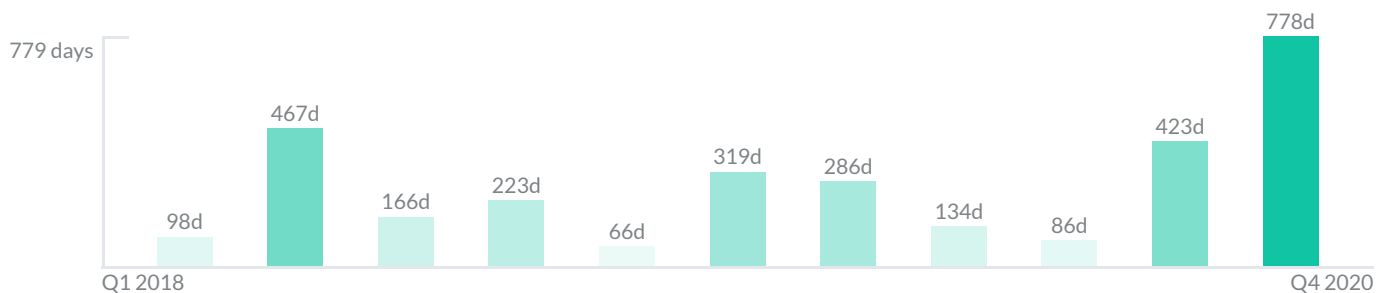
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

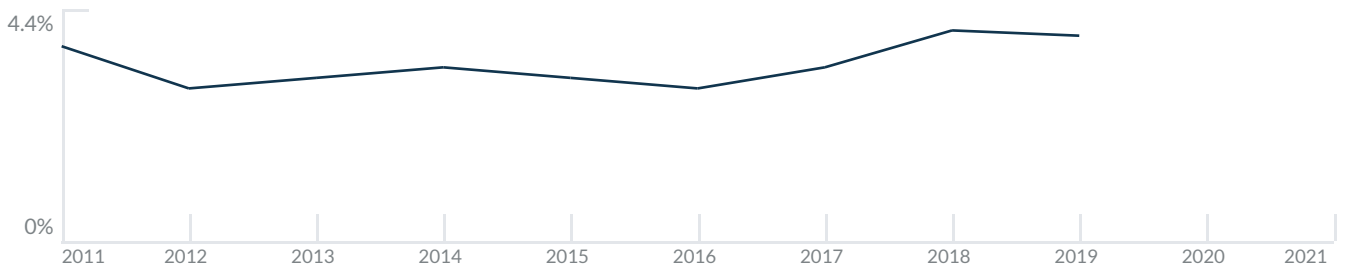
PER YEAR

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©

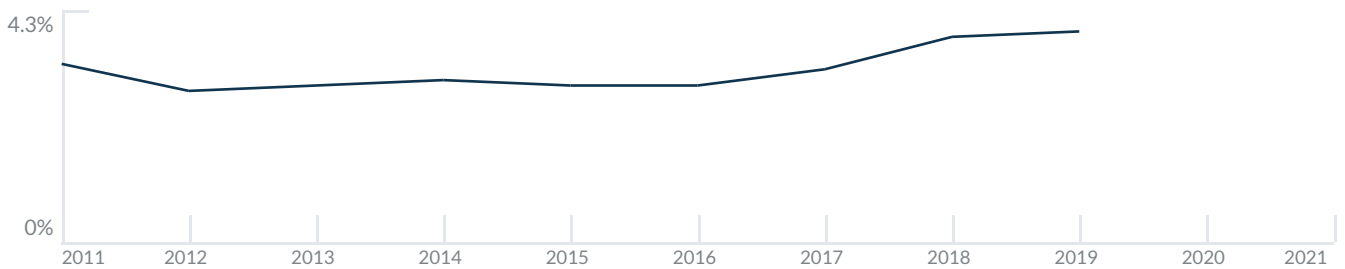
30 YEARS FIXED 4.4%



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

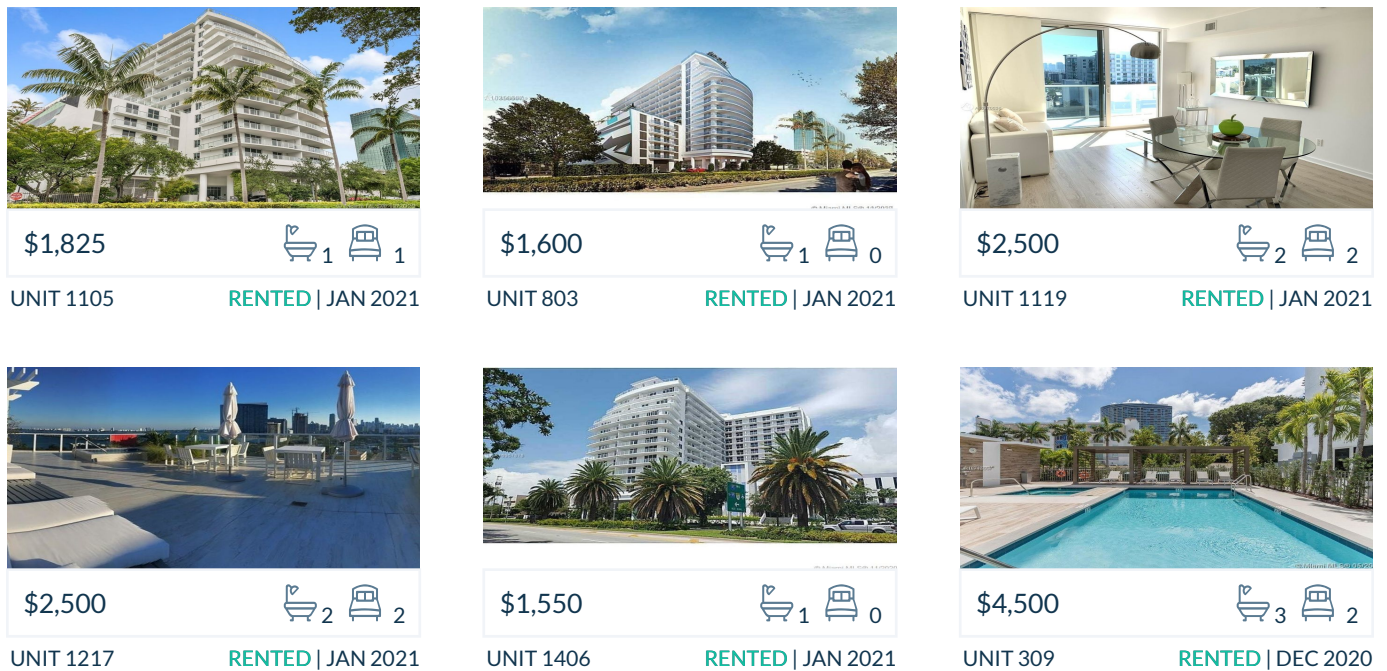
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN BALTUS HOUSE

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|------|-------------|------------|---------|-------|-------------|----------------|
| 1405 | \$330,000   | 2/1        | \$471.4 | 700   | Oct 2020    | 778            |
| 816  | \$350,000   | 2/2        | \$350.4 | 999   | Sep 2020    | 973            |
| 106  | \$1,099,000 | 3/3        | \$429.1 | 2,561 | Sep 2020    | 425            |
| 1003 | \$210,000   | 0/1        | \$433.0 | 485   | Sep 2020    | 174            |
| 811  | \$243,500   | 1/1        | \$375.8 | 648   | Aug 2020    | 404            |
| 919  | \$382,000   | 2/2        | \$400.0 | 955   | Jul 2020    | 138            |
| 1111 | \$264,900   | 1/1        | \$408.8 | 648   | Jun 2020    | 86             |
| 1011 | \$255,000   | 1/1        | \$393.5 | 648   | Mar 2020    | 25             |
| 1106 | \$215,000   | 0/1        | \$440.6 | 488   | Mar 2020    | 328            |
| 1108 | \$2,200     | 1/1        | \$2.8   | 790   | Jan 2020    | 50             |
| 609  | \$250,000   | 1/1        | \$343.4 | 728   | Nov 2019    | 213            |
| 313  | \$675,000   | 3/3        | \$457.6 | 1,475 | Oct 2019    | 108            |
| 712  | \$295,000   | 1/1        | \$460.9 | 640   | Oct 2019    | 538            |
| 307  | \$749,000   | 3/3        | \$438.0 | 1,710 | Sep 2019    | 146            |
| 312  | \$909,260   | 2/3        | \$506.8 | 1,794 | Jul 2019    | 491            |
| 206  | \$725,000   | 2/2        | \$440.7 | 1,645 | Jun 2019    | 68             |
| 105  | \$649,000   | 2/2        | \$394.5 | 1,645 | May 2019    | 63             |
| 108  | \$409,000   | 1/1        | \$423.8 | 965   | Apr 2019    | N/A            |
| 101  | \$359,100   | 1/1        | \$409.5 | 877   | Mar 2019    | 368            |
| 1108 | \$2,200     | 1/1        | \$2.8   | 790   | Jan 2019    | 77             |

## Rented

LAST 20 PROPERTIES RENTED IN BALTUS HOUSE

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1105 | \$1,825 | 1/1        | \$2.6   | 690   | Jan 2021    | 59             |
| 803  | \$1,600 | 0/1        | \$3.3   | 485   | Jan 2021    | 66             |
| 1119 | \$2,500 | 2/2        | \$2.6   | 955   | Jan 2021    | 25             |
| 1217 | \$2,500 | 2/2        | \$2.5   | 988   | Jan 2021    | 145            |
| 1406 | \$1,550 | 0/1        | \$3.2   | 488   | Jan 2021    | 35             |
| 309  | \$4,500 | 2/3        | \$2.5   | 1,794 | Dec 2020    | 486            |
| 1004 | \$1,650 | 1/1        | \$2.5   | 672   | Dec 2020    | 42             |
| 808  | \$2,200 | 1/1        | \$3.0   | 730   | Dec 2020    | 44             |
| 1602 | \$4,200 | 3/2        | \$2.6   | 1,623 | Dec 2020    | 69             |
| 1517 | \$2,450 | 2/2        | \$2.5   | 988   | Nov 2020    | 46             |
| 708  | \$1,600 | 1/1        | \$2.2   | 730   | Nov 2020    | 199            |
| 906  | \$1,500 | 0/1        | \$3.1   | 488   | Nov 2020    | 36             |
| 611  | \$1,650 | 1/1        | \$2.4   | 700   | Oct 2020    | 29             |
| 1211 | \$1,700 | 1/1        | \$2.4   | 700   | Oct 2020    | 40             |
| 701  | \$2,590 | 2/2        | \$2.4   | 1,100 | Sep 2020    | 111            |
| 1017 | \$2,700 | 2/2        | \$2.7   | 988   | Sep 2020    | 88             |
| 807  | \$1,900 | 1/1        | \$2.5   | 747   | Sep 2020    | 9              |
| 1116 | \$3,000 | 2/2        | \$2.8   | 1,060 | Sep 2020    | 264            |
| 809  | \$2,100 | 1/2        | \$2.9   | 733   | Aug 2020    | 39             |
| 1514 | \$1,900 | 1/1        | \$3.1   | 616   | Aug 2020    | 31             |

## Currently Listed

ACTIVE LISTINGS 1/2

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner              |
|------|-------------|------------|---------|------|--------------|--------------------|
| 301  | \$520,000   | 2/2        | \$489.6 | 1062 | Dec 2020     | LLC FIRENZE...     |
| 509  | \$319,900   | 1/1        | \$404.9 | 790  | Nov 2020     | MADELI CAPI...     |
| 510  | \$1,650/mth | 0/1        | \$3.1   | 530  | Jan 2021     | MARIA, MS C...     |
| 601  | \$595,000   | 2/2        | \$560.3 | 1062 | Jan 2021     | DOMINGOS S...      |
| 602  | \$569,000   | 2/2        | N/A     | N/A  | Nov 2020     | N/A                |
| 607  | \$1,600/mth | 0/1        | \$2.6   | 610  | Jan 2021     | SHAN GAO           |
| 706  | \$222,500   | 0/1        | \$455.9 | 488  | Nov 2020     | ALICIA SOFIA...    |
| 706  | \$1,550/mth | 0/1        | \$3.2   | 488  | Jan 2021     | ALICIA SOFIA...    |
| 707  | \$269,000   | 1/1        | \$360.1 | 747  | Jan 2021     | GIUSEPPE PEL...    |
| 811  | \$1,750/mth | 1/1        | \$2.7   | 648  | Jan 2021     | CHRISTINA D...     |
| 819  | \$525,000   | 2/2        | \$549.7 | 955  | Dec 2020     | CIPRIANO AG...     |
| 905  | \$299,000   | 2/1        | \$433.3 | 690  | Jan 2021     | JORGE LUIS P...    |
| 906  | \$225,000   | 0/1        | \$461.1 | 488  | Jan 2021     | N/A                |
| 911  | \$274,000   | 1/1        | \$422.8 | 648  | Jan 2021     | Manuel , Sr. Ac... |
| 916  | \$560,000   | 2/2        | \$560.6 | 999  | Jan 2021     | PABLO ALEJA...     |
| 916  | \$2,500/mth | 2/2        | \$2.5   | 999  | Jan 2021     | PABLO ALEJA...     |
| 917  | \$2,500/mth | 2/2        | \$2.5   | 988  | Nov 2020     | GERMAN ENR...      |
| 918  | \$2,480/mth | 2/2        | \$2.6   | 951  | Dec 2020     | CARLOS ZAM...      |
| 918  | \$520,000   | 2/2        | \$546.8 | 951  | Jan 2021     | CARLOS ZAM...      |
| 1001 | \$629,000   | 2/2        | \$592.3 | 1062 | Nov 2020     | DELTA V GIRB...    |

## Currently Listed

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ACTIVE LISTINGS 2/2

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner            |
|------|-------------|------------|---------|------|--------------|------------------|
| 1005 | \$329,900   | 1/1        | \$445.8 | 740  | Nov 2020     | VALKIRIA GR...   |
| 1012 | \$1,700/mth | 1/1        | \$2.7   | 640  | Jan 2021     |                  |
| 1015 | \$289,990   | 1/1        | \$453.1 | 640  | Jan 2021     | N/A              |
| 1114 | \$1,795/mth | 1/1        | \$2.0   | 896  | Dec 2020     | N/A              |
| 1207 | \$299,000   | 1/1        | \$400.3 | 747  | Jan 2021     | JUAN ALBERT...   |
| 1210 | \$1,675/mth | 1/1        | \$3.5   | 472  | Dec 2020     | BERNARDO D...    |
| 1416 | \$549,999   | 2/2        | \$550.5 | 999  | Jan 2021     | SAMUNAYA LC      |
| 1416 | \$2,999/mth | 2/2        | \$3.0   | 999  | Jan 2021     | SAMUNAYA LC      |
| 1501 | \$700,000   | 2/2        | \$531.5 | 1317 | Nov 2020     | RANDA HAFF...    |
| 1505 | \$525,000   | 2/2        | \$443.8 | 1183 | Jan 2021     | BGI FINANCI...   |
| 1516 | \$599,000   | 2/2        | \$599.6 | 999  | Dec 2020     | LUIGI DE LIBE... |
| 1517 | \$529,000   | 2/2        | \$535.4 | 988  | Dec 2020     | GIUSEPPE STE...  |
| 1609 | \$689,000   | 2/2        | \$546.4 | 1261 | Oct 2020     |                  |
| 1612 | \$295,000   | 1/1        | \$421.4 | 700  | Nov 2020     | N/A              |
| 1617 | \$438,300   | 2/2        | \$443.6 | 988  | Jan 2021     | ARMANDO B...     |
| 1618 | \$725,000   | 2/2        | \$762.4 | 951  | Dec 2020     | OSCAR QUIJA...   |