

Market Report

August, 2022



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.

Property Stats

POSTAL CODE 33137

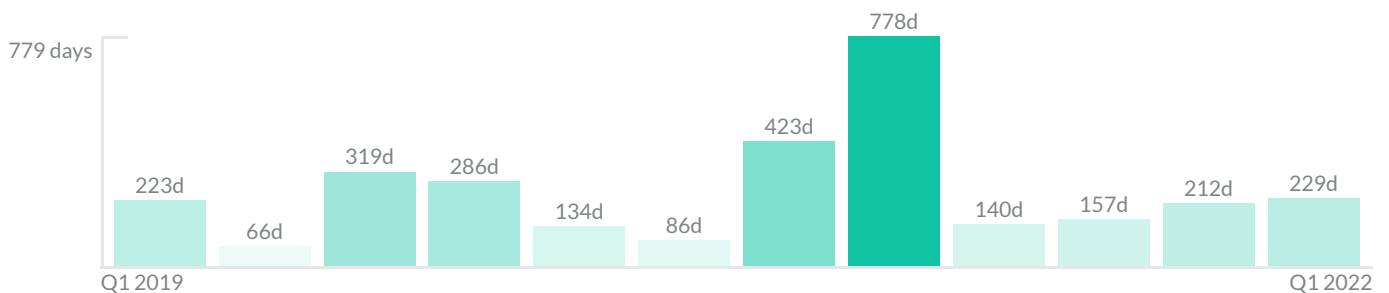
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

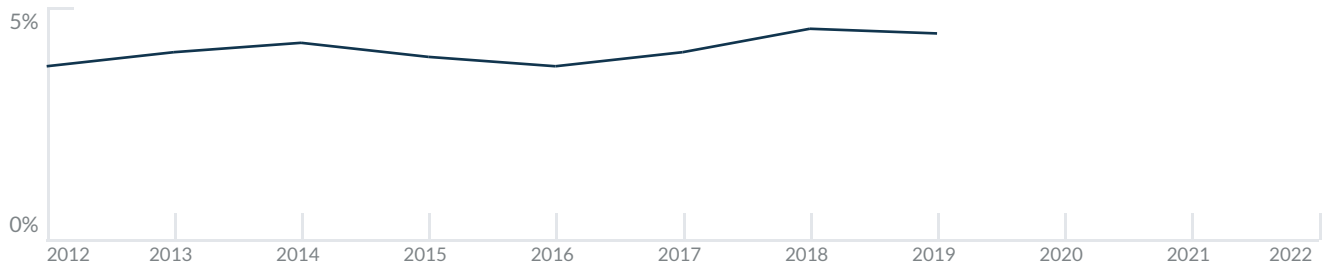


Mortgage Rates

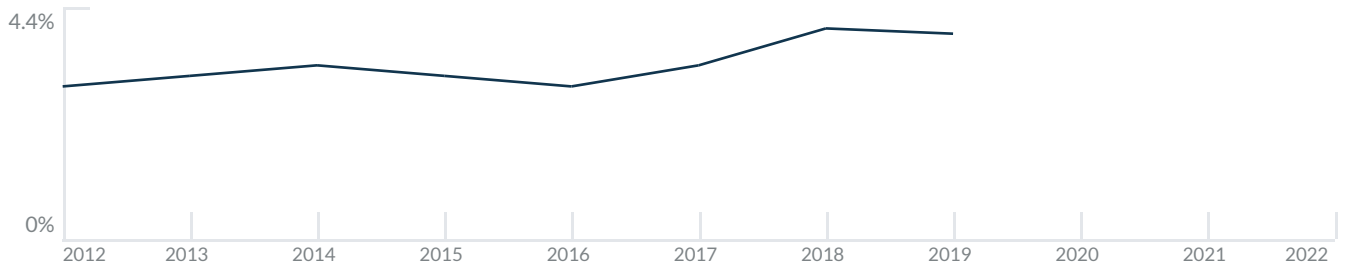
PER YEAR

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©

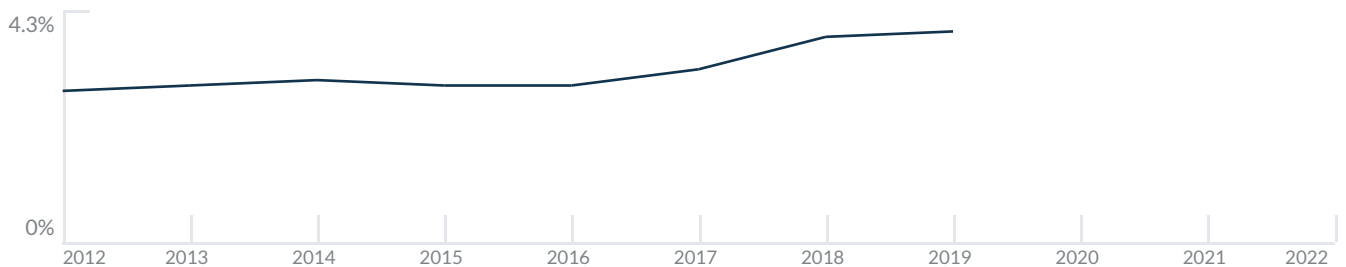
30 YEARS FIXED 4.4%



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

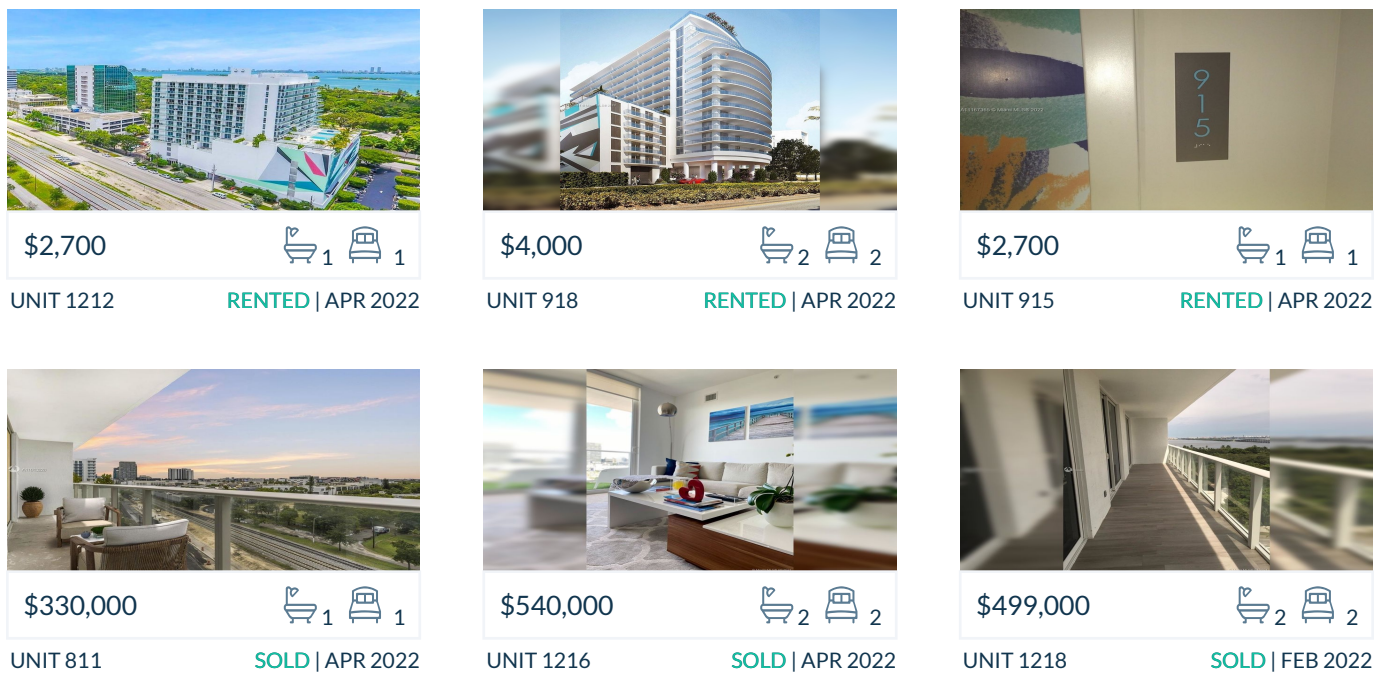
Below the average listing prices of available unit per property type.



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
811	\$330,000	1/1	\$509.3	648	Mar 2022	330
1216	\$540,000	2/2	\$540.5	999	Mar 2022	191
1218	\$499,000	2/2	\$524.7	951	Feb 2022	262
1502	\$850,000	3/2	\$522.8	1,626	Feb 2022	35
818	\$479,000	2/2	\$503.7	951	Feb 2022	35
601	\$525,000	2/2	\$494.4	1,062	Jan 2022	519
705	\$295,000	1/1	\$427.5	690	Sep 2021	125
1515	\$299,000	1/1	\$467.2	640	Aug 2021	27
911	\$274,000	1/1	\$422.8	648	Aug 2021	107
1408	\$340,000	1/1	\$465.8	730	Aug 2021	29
1001	\$629,000	2/2	\$592.3	1,062	Jul 2021	774
905	\$279,000	2/1	\$404.3	690	May 2021	82
906	\$240,000	0/1	\$491.8	488	May 2021	57
1015	\$264,000	1/1	\$412.5	640	May 2021	184
702	\$399,000	2/2	\$382.2	1,044	Apr 2021	13
1501	\$700,000	2/2	\$531.5	1,317	Apr 2021	450
612	\$249,000	1/1	\$389.1	640	Feb 2021	140
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

Rented

LAST 20 PROPERTIES RENTED IN BALTUS HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1212	\$2,700	1/1	\$4.2	640	Apr 2022	42
918	\$4,000	2/2	\$4.2	951	Apr 2022	38
915	\$2,700	1/1	\$4.2	640	Apr 2022	16
1016	\$4,000	2/2	\$4.0	999	Jan 2022	50
1601	\$5,000	2/2	\$3.8	1,317	Jan 2022	59
1217	\$4,000	2/2	\$4.0	988	Jan 2022	75
1014	\$2,500	1/1	\$4.1	616	Dec 2021	13
1215	\$2,900	1/1	\$4.5	640	Dec 2021	10
1103	\$1,850	0/1	\$3.8	485	Nov 2021	6
507	\$1,675	0/1	\$2.7	610	Nov 2021	2
1118	\$3,500	2/2	\$3.7	951	Oct 2021	40
1408	\$2,500	1/1	\$3.4	730	Sep 2021	8
1407	\$2,500	1/1	\$3.3	747	Sep 2021	7
1009	\$2,600	1/1	\$3.5	733	Aug 2021	1
810	\$1,750	0/1	\$3.7	472	Aug 2021	12
1612	\$2,100	1/1	\$3.0	700	Jul 2021	5
808	\$2,250	1/1	\$3.1	730	Jul 2021	29
903	\$1,950	0/1	\$3.8	520	Jun 2021	40
1015	\$2,400	1/1	\$3.4	700	Jun 2021	31
904	\$1,950	1/1	\$2.9	672	Jun 2021	9

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
301	\$477,000	2/2	\$449.2	1062	Sep 2021	LLC FIRENZE...
501	\$3,300/mth	2/2	\$3.1	1062	Oct 2021	DOLORES UR...
509	\$567,000	1/1	\$717.7	790	Apr 2022	MADELI CAPI...
608	\$2,900/mth	1/1	\$4.0	730	Apr 2022	NESTOR ROD...
706	\$280,000	0/1	\$573.8	488	Feb 2022	ALICIA SOFIA...
801	\$545,000	2/2	\$522.0	1044	Feb 2022	STEFANO MO...
806	\$285,000	0/1	\$584.0	488	Dec 2021	N/A
809	\$350,000	1/1	\$477.5	733	Sep 2021	
817	\$665,000	2/2	\$673.1	988	Feb 2022	GERMAN EN...
818	\$4,480/mth	2/2	\$4.7	951	Feb 2022	ARSALAN LUTFI
901	\$545,000	2/2	\$513.2	1062	Feb 2022	LILIA LOURDE...
906	\$1,750/mth	0/1	\$3.6	488	Feb 2022	N/A
916	\$560,000	2/2	\$560.6	999	Feb 2022	PABLO ALEJA...
917	\$670,000	2/2	\$678.1	988	Feb 2022	GERMAN ENR...
917	\$4,000/mth	2/7	\$4.0	988	Apr 2022	GERMAN ENR...
1006	\$288,000	0/1	\$590.2	488	Feb 2022	MARVELIA L A...
1019	\$579,990	2/2	\$607.3	955	Nov 2021	RAMON DA SI...
1019	\$555,000	2/2	\$581.2	955	Feb 2022	RAMON DA SI...
1101	\$690,000	2/2	\$649.7	1062	Feb 2022	RODOLFO J R...
1102	\$690,000	2/2	\$492.9	1400	Oct 2021	RODOLFO J R...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1102	\$680,000	2/2	\$591.3	1150	Feb 2022	RODOLFO J R...
1118	\$500,000	2/2	\$525.8	951	Feb 2022	SHAUN DANE...
1207	\$320,000	1/1	\$428.4	747	Oct 2021	JUAN ALBERT...
1212	\$330,000	1/1	\$515.6	640	Oct 2021	
1410	\$259,900	0/1	\$550.6	472	Feb 2022	N/A
1505	\$525,000	2/2	\$443.8	1183	Feb 2022	BGI FINANCI...
1505	\$4,700/mth	2/2	\$4.0	1183	Apr 2022	BGI FINANCI...
1510	\$259,900	0/1	\$550.6	472	Feb 2022	N/A
1512	\$2,750/mth	1/1	\$4.3	640	Apr 2022	SUSANA ROM...
1602	\$985,000	3/2	\$606.9	1623	Apr 2022	