



The Bridgewater

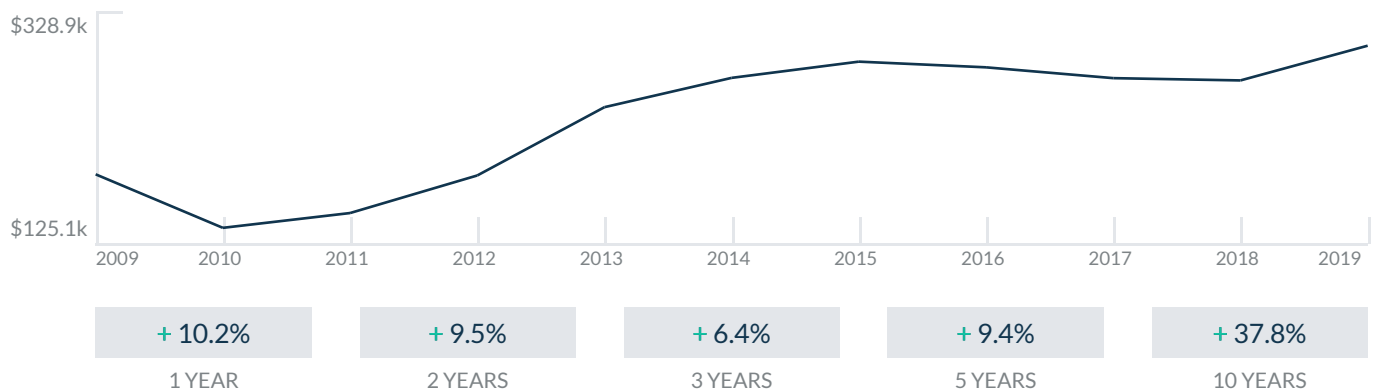
1881 NE 79th St
North Bay Village, FL 33141

Every month we compile this comprehensive market report focus on The Bridgewater 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 thebridgewatercondosforsale.com.

Property Stats

POSTAL CODE 33141

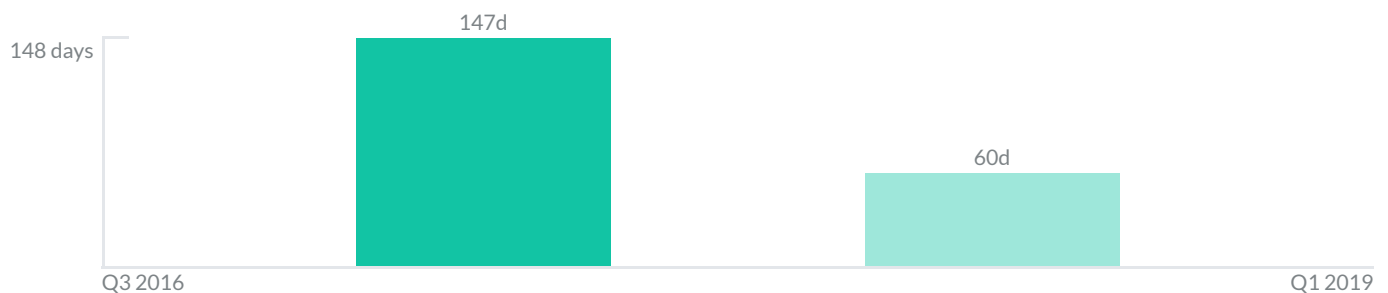
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

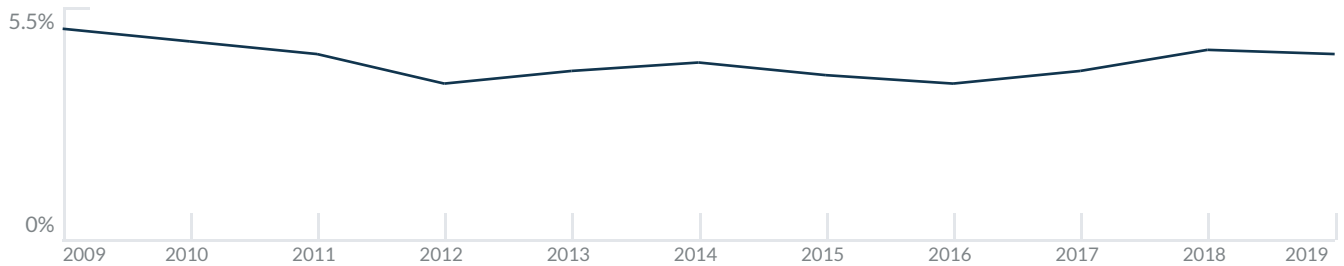


Mortgage Rates

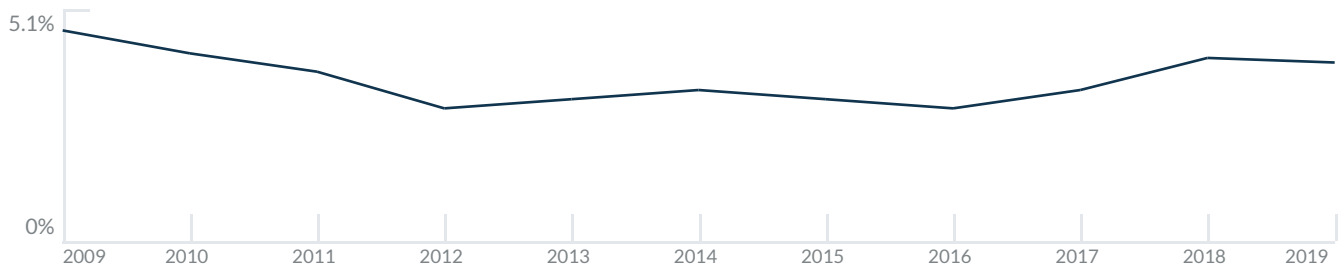
PER YEAR

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
Mater Academy Miami Beach
8/10

MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
Design & Architecture Senior High School
10/10

Insights

IN THE BRIDGEWATER

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

2 BEDS

\$337,000
AVERAGE PRICE

22 FOR SALE
6 FOR RENT

-2.4% to 5.5%

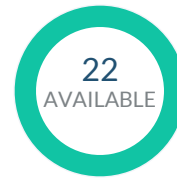
CAP RATE

Yearly net income when rent

4.5%

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 The Bridgewater



\$219,000



UNIT 404

SOLD | DEC 2018



\$2,300



UNIT PH2104

RENTED | FEB 2019



\$2,200



UNIT 1801

RENTED | NOV 2018



\$235,000



UNIT 405

SOLD | NOV 2018



\$2,425



UNIT 1605

RENTED | NOV 2018



\$2,500



UNIT 906

RENTED | NOV 2018

Sold

LAST 20 PROPERTIES SOLD IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
405	\$235,000	2/2	\$200.7	1,171	Feb 2019	60
2104	\$395,000	2/2	\$323.5	1,221	Jul 2016	147
1902	\$420,452	2/2	\$297.6	1,413	Jun 2015	65
N/A	\$384,000	2/2	\$304.3	1,262	Oct 2014	79
1601	\$439,000	2/2	\$298.6	1,470	Aug 2014	84
1007	\$369,900	2/2	\$293.1	1,262	Jul 2014	151
N/A	\$390,000	2/2	\$309.0	1,262	Jun 2014	0
1505	\$385,000	2/2	\$328.8	1,171	May 2014	138
1404	\$356,000	2/2	\$291.6	1,221	Nov 2013	216
2006	\$427,900	2/2	\$335.9	1,274	Oct 2013	27
1001	\$375,000	2/2	\$255.1	1,470	May 2013	287
1503	\$245,900	2/2	\$205.8	1,195	Mar 2013	273
507	\$240,000	2/2	\$167.1	1,436	Dec 2012	5
1003	\$246,900	2/2	\$206.6	1,195	Aug 2012	71
2002	\$395,000	2/2	\$279.5	1,413	Apr 2012	354
707	\$330,000	2/2	\$261.5	1,262	Feb 2012	0
607	\$200,000	2/2	\$158.5	1,262	Sep 2011	56
N/A	\$250,000	2/2	\$196.2	1,274	Sep 2011	271
1701	\$280,000	2/2	\$190.5	1,470	Aug 2011	2082
404	\$153,500	2/2	\$125.7	1,221	Jun 2011	13

Rented

LAST 20 PROPERTIES RENTED IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH21...	\$2,300	2/2	\$1.9	1,221	Apr 2019	39
1801	\$2,200	2/2	\$1.5	1,470	Mar 2019	533
1605	\$2,425	2/2	\$2.1	1,171	Dec 2018	27
906	\$2,500	2/2	\$2.0	1,274	Dec 2018	20
705	\$2,200	2/2	\$1.9	1,171	Dec 2018	27
1004	\$2,300	2/2	\$1.9	1,221	Sep 2016	161
2003	\$2,300	2/2	\$1.9	1,195	Sep 2016	150
1707	\$2,700	2/2	\$2.1	1,262	Feb 2016	24
1004	\$2,300	2/2	\$1.9	1,221	Jul 2014	613
707	\$2,600	2/2	\$2.1	1,262	Mar 2014	32
2106	\$2,600	2/2	\$2.0	1,274	Feb 2014	28
801	\$2,200	2/2	\$1.5	1,470	Jan 2014	72
2007	\$2,600	2/2	\$2.1	1,262	Nov 2013	45
706	\$2,100	2/2	\$1.6	1,274	Jun 2013	29
N/A	\$1,900	2/2	\$1.6	1,195	Jun 2012	57
703	\$1,800	2/2	\$1.5	1,195	Apr 2012	443
N/A	\$1,895	2/2	\$1.3	1,476	Jun 2011	56
604	\$1,700	2/2	\$1.4	1,221	Jun 2011	33
501	\$1,850	2/2	\$1.3	1,470	Apr 2011	92
2107	\$2,200	2/2	\$1.7	1,262	Nov 2010	49

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH21...	\$398,000	2/2	\$326.0	1221	Aug 2018	TIMO RALPH...
PH21...	\$335,000	2/2	\$280.3	1195	Nov 2018	N/A
701	\$389,000	2/2	\$264.6	1470	Mar 2017	MARCO MAL...
705	\$297,000	2/2	\$253.6	1171	Jul 2016	N/A
706	\$259,000	2/2	\$203.3	1274	Mar 2019	N/A
707	\$2,400/mth	2/2	\$1.9	1262	Mar 2019	N/A
901	\$389,000	2/2	\$264.6	1470	Apr 2019	N/A
902	\$2,600/mth	2/2	\$1.8	1413	Oct 2018	N/A
902	\$425,000	2/2	\$300.8	1413	Oct 2018	N/A
905	\$378,999	2/2	\$323.7	1171	Jun 2018	GEORGES RA...
1004	\$274,725	2/2	\$225.0	1221	Dec 2018	N/A
1006	\$275,000	2/2	N/A	N/A	Dec 2018	N/A
1104	\$275,000	2/2	\$225.2	1221	Jan 2019	N/A
1204	\$262,000	2/2	\$214.6	1221	Oct 2018	N/A
1401	\$409,000	2/2	\$278.2	1470	Jul 2017	N/A
1403	\$325,000	2/2	\$272.0	1195	Mar 2017	MARCO MAL...
1404	\$345,000	2/2	\$282.6	1221	Mar 2019	N/A
1406	\$315,000	2/2	\$247.3	1274	Mar 2019	N/A
1603	\$2,500/mth	2/2	\$2.1	1195	Feb 2019	N/A
1707	\$2,599/mth	2/2	\$2.1	1262	Mar 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1707	\$359,000	2/2	\$284.5	1262	Apr 2019	N/A
1801	\$475,000	2/2	\$323.1	1470	Feb 2019	N/A
1804	\$2,500/mth	2/2	\$2.0	1221	Dec 2018	N/A
1804	\$258,000	2/2	\$211.3	1221	May 2019	N/A
1806	\$309,000	2/2	\$242.5	1274	Oct 2018	N/A
1903	\$280,900	2/2	\$235.1	1195	Jun 2018	N/A
1903	\$2,500/mth	2/2	\$2.1	1195	Apr 2019	N/A
2004	\$375,000	2/2	\$307.1	1221	Sep 2018	N/A