

Market Report

March, 2020



The Bridgewater

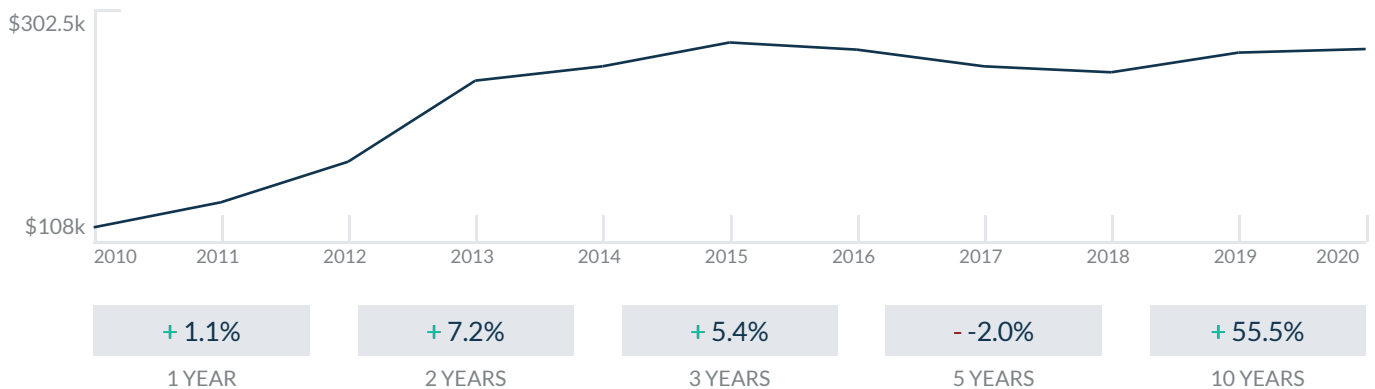
1881 NE 79th St
North Bay Village, FL 33141

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

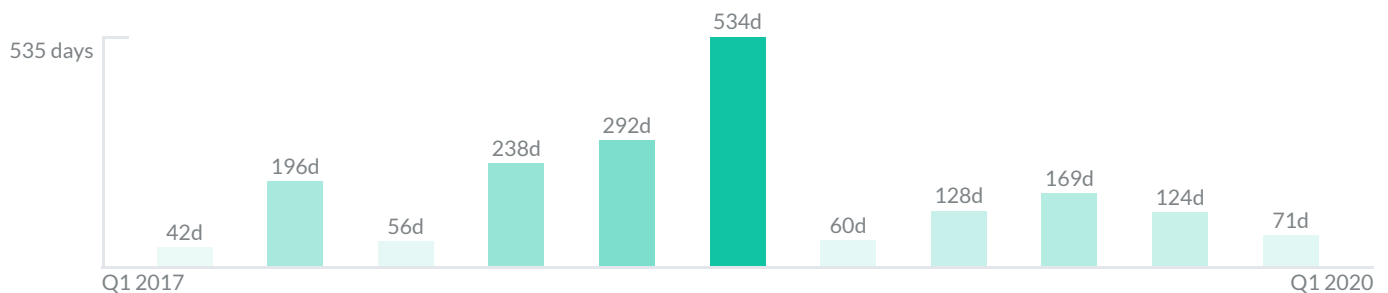
The property stats graph represents the median price evolution since ten years in your postal code area.



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

\$320,000
AVERAGE PRICE

11 FOR SALE
10 FOR RENT

0.4% to 56.9%

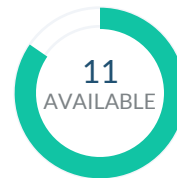
CAP RATE

Yearly net income when rent

4.6%

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



\$262,000



UNIT 1204

SOLD | FEB 2020



\$2,200



UNIT 906

RENTED | FEB 2020



\$245,000



UNIT 1006

SOLD | FEB 2020



\$2,450



UNIT 2005

RENTED | FEB 2020



\$2,100



UNIT 1404

RENTED | FEB 2020



\$2,300



UNIT 1806

RENTED | FEB 2020

Sold

LAST 20 PROPERTIES SOLD IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1204	\$262,000	2/2	\$214.6	1,221	Feb 2020	77
1006	\$245,000	2/2	\$192.3	1,274	Feb 2020	64
901	\$269,400	2/3	\$183.3	1,470	Dec 2019	130
1903	\$270,000	2/2	\$225.9	1,195	Nov 2019	198
706	\$199,900	2/2	\$156.9	1,274	Oct 2019	45
1404	\$230,000	2/2	\$188.4	1,221	Sep 2019	158
1104	\$270,999	2/2	\$221.9	1,221	Sep 2019	182
1806	\$309,000	2/2	\$242.5	1,274	Jul 2019	218
1804	\$258,000	2/2	\$211.3	1,221	Jul 2019	52
PH21...	\$335,000	2/2	\$280.3	1,195	Jul 2019	235
1103	\$230,000	2/2	\$192.5	1,195	Jun 2019	207
404	\$219,000	2/2	\$179.4	1,221	May 2019	71
507	\$269,000	2/3	\$213.2	1,262	Apr 2019	105
405	\$235,000	2/2	\$200.7	1,171	Feb 2019	60
1802	\$354,000	2/3	\$250.5	1,413	Aug 2018	534
1601	\$427,900	2/3	\$291.1	1,470	May 2018	292
2003	\$260,000	2/2	\$217.6	1,195	Feb 2018	373
2004	\$324,000	2/2	\$265.4	1,221	Feb 2018	102
404	\$220,000	2/2	\$180.2	1,221	Oct 2017	56
1606	\$359,500	2/2	\$282.2	1,274	Jun 2017	196

Rented

LAST 20 PROPERTIES RENTED IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
906	\$2,200	2/2	\$1.7	1,274	Feb 2020	140
2005	\$2,450	2/2	\$2.1	1,171	Jan 2020	45
1404	\$2,100	2/2	\$1.7	1,221	Jan 2020	89
1806	\$2,300	2/2	\$1.8	1,274	Jan 2020	166
704	\$2,400	2/2	\$2.0	1,221	Jan 2020	156
1004	\$2,150	2/2	\$1.8	1,221	Jan 2020	55
801	\$2,400	2/3	\$1.6	1,470	Dec 2019	102
406	\$2,000	2/2	\$1.6	1,274	Nov 2019	44
PH21...	\$2,750	2/3	\$1.9	1,413	Oct 2019	97
1901	\$2,700	2/3	\$1.8	1,470	Sep 2019	46
1707	\$2,500	2/3	\$2.0	1,262	Jun 2019	103
1406	\$2,200	2/2	\$1.7	1,274	May 2019	6
PH21...	\$2,400	2/2	\$2.0	1,195	May 2019	161
707	\$2,400	2/3	\$1.9	1,262	May 2019	55
PH21...	\$2,300	2/2	\$1.9	1,221	Apr 2019	39
1801	\$2,200	2/3	\$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
1801	\$2,600	2/3	\$1.8	1,470	Dec 2017	71

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH21...	\$398,000	2/2	\$326.0	1221	Feb 2020	TIMO RALPH...
401	\$2,500/mth	2/3	\$1.7	1470	Feb 2020	ALDA INTL
503	\$290,000	2/2	\$242.7	1195	Feb 2020	BRUCE PENR...
607	\$2,350/mth	2/3	\$1.9	1262	Feb 2020	N/A
704	\$2,400/mth	2/2	\$2.0	1221	Feb 2020	YVONNE RA...
902	\$2,500/mth	2/3	\$1.8	1413	Feb 2020	TERESA SAHL...
905	\$2,500/mth	2/2	\$2.1	1171	Feb 2020	GEORGES RA...
1004	\$280,000	2/2	\$229.3	1221	Feb 2020	LUIS SIMON...
1005	\$2,500/mth	2/2	N/A	N/A	Feb 2020	N/A
1006	\$2,250/mth	2/2	\$1.8	1274	Feb 2020	N/A
1007	\$399,900	2/2	\$316.9	1262	Feb 2020	SAID GREISS
1007	\$2,500	2/2	\$2.0	1262	Feb 2020	SAID GREISS
1105	\$2,350/mth	2/2	\$2.0	1171	Feb 2020	ATMA HEERAH
1401	\$385,000	2/3	\$261.9	1470	Feb 2020	GETULIO G D...
1403	\$305,000	2/2	\$255.2	1195	Feb 2020	MARCO MAL...
1406	\$315,000	2/2	\$247.3	1274	Feb 2020	N/A
1604	\$264,900	2/2	\$217.0	1221	Feb 2020	ORLANDO LO...
1704	\$2,600/mth	2/2	N/A	N/A	Feb 2020	N/A
1801	\$475,000	2/3	\$323.1	1470	Feb 2020	RENAUD MAR...
1901	\$399,900	2/3	\$272.0	1470	Feb 2020	MARIA P NAV...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2004	\$2,250/mth	2/2	\$1.8	1221	Feb 2020	N/A