

Market Report

September, 2020



The Bridgewater

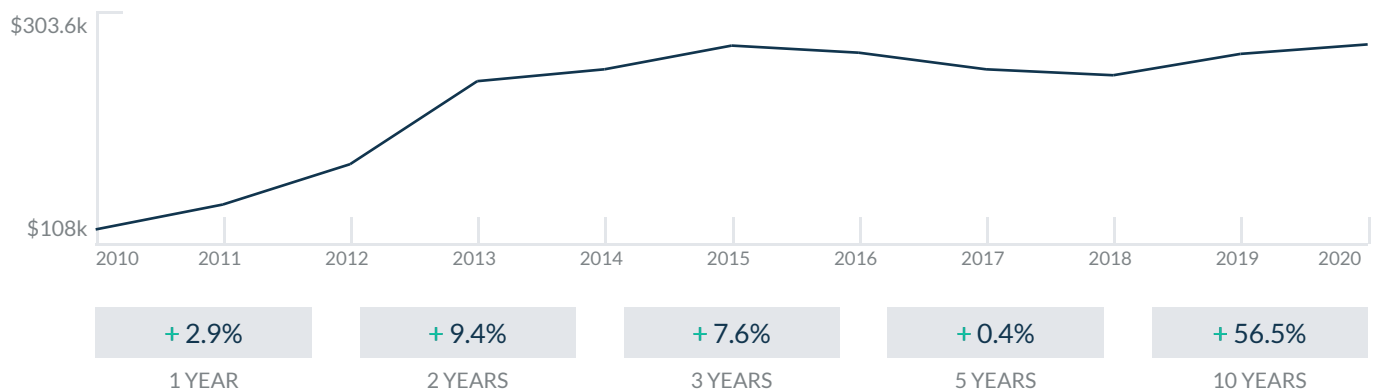
1881 NE 79th St
North Bay Village, FL 33141

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

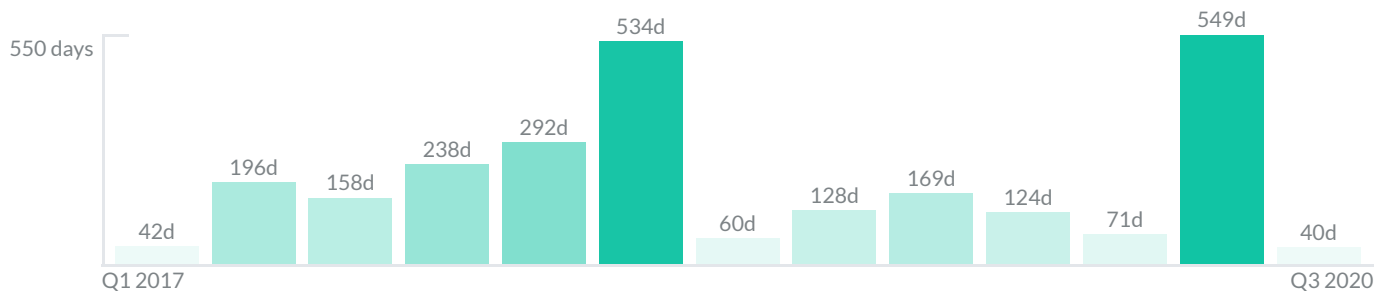
The property stats graph represents the median price evolution since ten years in your postal code area.



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.

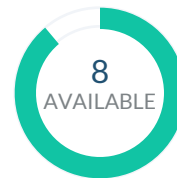
2 BEDS

\$323,000
AVERAGE PRICE

8 FOR SALE
6 FOR RENT

-5.3% to 56.9%
CAP RATE
Yearly net income when rent

57.9%
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

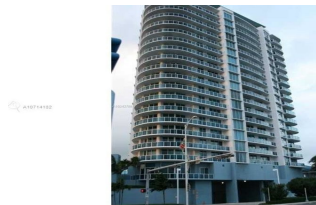


\$264,900



UNIT 1604

SOLD | AUG 2020



\$2,350



UNIT 607

RENTED | AUG 2020



\$280,900



UNIT 601

SOLD | JUL 2020

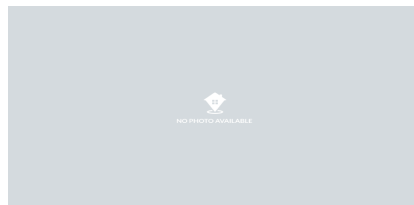


\$2,400



UNIT 502

RENTED | JUL 2020

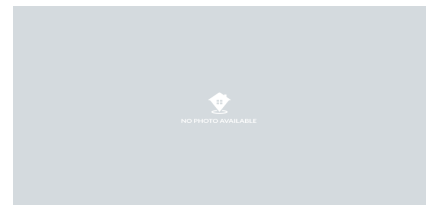


\$2,500



UNIT 1106

RENTED | JUL 2020



\$2,300



UNIT 506

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1604	\$264,900	2/2	\$217.0	1,221	Aug 2020	57
601	\$280,900	2/3	\$191.1	1,470	Jul 2020	43
1206	\$240,000	2/2	\$188.4	1,274	Jul 2020	20
1401	\$385,000	2/3	\$261.9	1,470	Jun 2020	1066
1504	\$250,000	2/2	\$204.8	1,221	May 2020	31
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

Rented

LAST 20 PROPERTIES RENTED IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
607	\$2,350	2/3	\$1.9	1,262	Aug 2020	364
502	\$2,400	2/3	\$1.7	1,413	Jul 2020	6
1106	\$2,500	2/2	\$2.0	1,274	Jul 2020	36
506	\$2,300	2/2	\$1.8	1,274	Jul 2020	44
606	\$2,300	2/2	\$1.8	1,274	Jul 2020	8
902	\$2,600	2/3	\$1.8	1,413	Jun 2020	28
1803	\$2,395	2/2	\$2.0	1,195	Jun 2020	52
2102	\$2,650	2/3	\$1.9	1,413	Jun 2020	23
1101	\$2,550	2/3	\$1.7	1,470	Apr 2020	17
1006	\$2,250	2/2	\$1.8	1,274	Mar 2020	21
401	\$2,500	2/3	\$1.7	1,470	Mar 2020	60
1105	\$2,350	2/2	\$2.0	1,171	Mar 2020	35
2004	\$2,250	2/2	\$1.8	1,221	Mar 2020	16
1005	\$2,500	2/2	N/A	N/A	Mar 2020	88
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
503	\$290,000	2/2	\$242.7	1195	Aug 2020	BRUCE PENR...
704	\$2,300/mth	2/2	\$1.9	1221	Jul 2020	YVONNE RA...
706	\$330,000	2/2	\$259.0	1274	Aug 2020	JAMIE BESAW
706	\$2,650/mth	2/2	\$2.1	1274	Jul 2020	JAMIE BESAW
707	\$2,400/mth	2/3	\$1.9	1262	Aug 2020	N/A
905	\$2,450/mth	2/2	\$2.1	1171	Jul 2020	GEORGES RA...
1004	\$290,000	2/2	\$237.5	1221	Jul 2020	LUIS SIMON...
1007	\$399,900	2/2	\$316.9	1262	Jul 2020	SAID GREISS
1007	\$2,500	2/2	\$2.0	1262	Jun 2020	SAID GREISS
1501	\$2,600/mth	2/3	\$1.8	1470	Jul 2020	SANTIAGO LL...
1506	\$370,000	2/2	\$290.4	1274	Jun 2020	
1801	\$475,000	2/3	\$323.1	1470	Aug 2020	RENAUD MAR...
1802	\$425,000	2/3	\$300.8	1413	Jul 2020	N/A
1907	\$2,700/mth	2/3	\$2.1	1262	Aug 2020	ZIAD RAHILL...