

Market Report

February, 2021



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

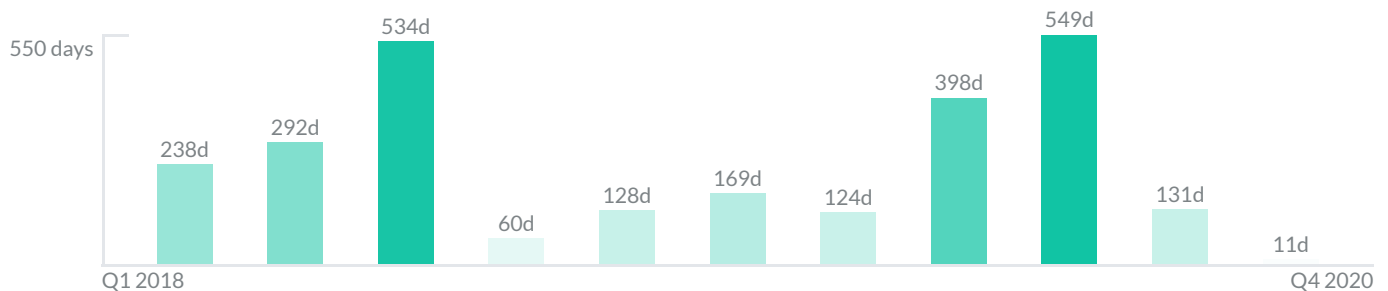
The property stats graph represents the median price evolution since ten years in your postal code area.



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

\$387,000
AVERAGE PRICE

8 FOR SALE
4 FOR RENT

-389% to 1.3%

CAP RATE

Yearly net income when rent

56.5%

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



\$329,000



UNIT 605

SOLD | DEC 2020



\$2,300



UNIT 903

RENTED | DEC 2020



\$569,000



UNIT 1701

SOLD | DEC 2020



\$2,450



UNIT 905

RENTED | DEC 2020

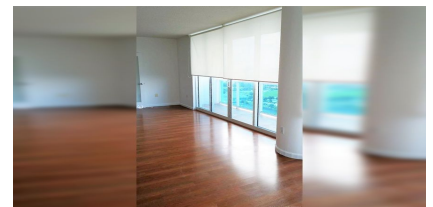


\$2,400



UNIT 707

RENTED | NOV 2020



\$2,100



UNIT 1703

RENTED | NOV 2020

Sold

LAST 20 PROPERTIES SOLD IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
605	\$329,000	2/2	\$281.0	1,171	Dec 2020	8
1701	\$569,000	2/2	\$387.1	1,470	Dec 2020	13
1604	\$264,900	2/2	\$217.0	1,221	Aug 2020	57
1007	\$2,500	2/2	\$2.0	1,262	Aug 2020	203
601	\$280,900	2/3	\$191.1	1,470	Jul 2020	43
1206	\$240,000	2/2	\$188.4	1,274	Jul 2020	20
1901	\$399,900	2/3	\$272.0	1,470	Jul 2020	332
1401	\$385,000	2/3	\$261.9	1,470	Jun 2020	1066
1504	\$250,000	2/2	\$204.8	1,221	May 2020	31
701	\$325,000	2/3	\$221.1	1,470	Mar 2020	1053
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

Rented

LAST 20 PROPERTIES RENTED IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
903	\$2,300	2/2	\$1.9	1,195	Dec 2020	15
905	\$2,450	2/2	\$2.1	1,171	Dec 2020	37
707	\$2,400	2/3	\$1.9	1,262	Nov 2020	84
1703	\$2,100	2/2	\$1.8	1,195	Nov 2020	9
1105	\$2,350	2/2	\$2.0	1,171	Oct 2020	18
1401	\$2,750	2/3	\$1.9	1,470	Oct 2020	15
1907	\$2,650	2/3	\$2.1	1,262	Oct 2020	22
1905	\$2,350	2/2	\$2.0	1,171	Oct 2020	4
706	\$2,650	2/2	\$2.1	1,274	Sep 2020	183
1501	\$2,600	2/3	\$1.8	1,470	Sep 2020	58
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
505	\$315,000	2/2	\$269.0	1171	Jan 2021	GORAN LUGO...
601	\$415,000	2/3	\$282.3	1470	Jan 2021	OSWALDO NI...
706	\$330,000	2/2	\$259.0	1274	Jan 2021	JAMIE BESAW
1004	\$290,000	2/2	\$237.5	1221	Nov 2020	LUIS SIMON...
1004	\$2,250/mth	2/2	\$1.8	1221	Jan 2021	LUIS SIMON...
1403	\$355,000	2/2	\$297.1	1195	Nov 2020	MARCO MAL...
1404	\$2,495/mth	2/2	\$2.0	1221	Jan 2021	MARCO ANT...
1607	\$444,444	2/3	\$352.2	1262	Jan 2021	N/A
1704	\$2,900/mth	2/2	N/A	N/A	Jan 2021	N/A
1801	\$475,000	2/3	\$323.1	1470	Nov 2020	RENAUD MAR...
1802	\$469,000	2/3	\$331.9	1413	Nov 2020	N/A
2005	\$2,500/mth	2/2	\$2.1	1171	Jan 2021	VALERIAN KA...