

Market Report

March, 2022



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

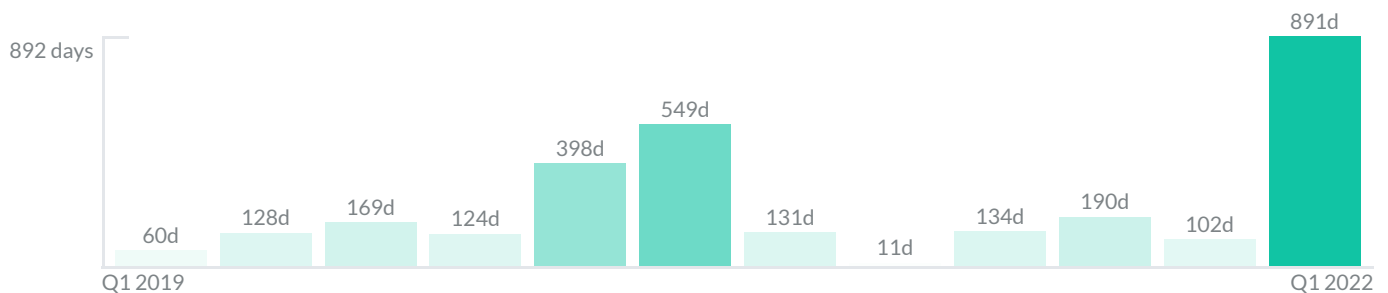
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

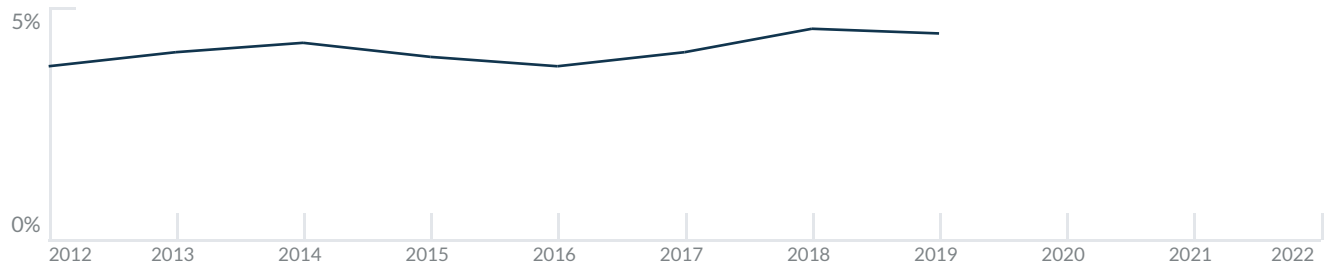


Mortgage Rates

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

N/A
AVERAGE PRICE

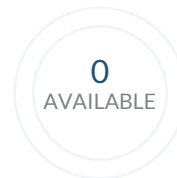
0 FOR SALE
1 FOR RENT

% to %
CAP RATE

Yearly net income when rent

0.6%
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



\$370,000



UNIT 1403

SOLD | FEB 2022



\$3,700



UNIT 1401

RENTED | FEB 2022



\$390,000



UNIT 906

SOLD | FEB 2022



\$3,200



UNIT 804

RENTED | FEB 2022

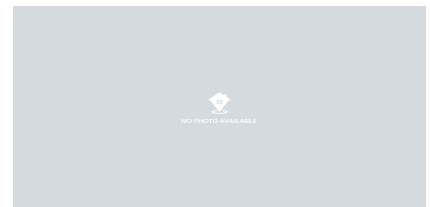


\$2,450



UNIT 1806

RENTED | FEB 2022



\$2,500



UNIT 903

RENTED | NOV 2021

Sold

LAST 20 PROPERTIES SOLD IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1403	\$370,000	2/2	\$309.6	1,195	Feb 2022	1770
906	\$390,000	2/2	\$306.1	1,274	Jan 2022	11
1203	\$349,999	2/2	\$292.9	1,195	Sep 2021	184
1605	\$385,000	2/2	\$328.8	1,171	Aug 2021	20
503	\$298,000	2/2	\$249.4	1,195	Jun 2021	410
1406	\$365,000	2/2	\$286.5	1,274	Jun 2021	35
1707	\$400,000	2/3	\$317.0	1,262	Jun 2021	102
1802	\$525,000	2/3	\$371.5	1,413	Jun 2021	385
2004	\$317,000	2/2	\$259.6	1,221	May 2021	29
1004	\$290,000	2/2	\$237.5	1,221	Apr 2021	488
904	\$310,000	2/2	\$253.9	1,221	Apr 2021	20
1507	\$360,000	2/3	\$285.3	1,262	Apr 2021	66
805	\$340,000	2/2	\$290.4	1,171	Apr 2021	2
1801	\$475,000	2/3	\$323.1	1,470	Apr 2021	359
505	\$315,000	2/2	\$269.0	1,171	Mar 2021	112
1607	\$444,444	2/3	\$352.2	1,262	Feb 2021	49
1506	\$360,000	2/2	\$282.6	1,274	Feb 2021	229
1407	\$329,900	2/3	\$261.4	1,262	Jan 2021	147
605	\$329,000	2/2	\$281.0	1,171	Dec 2020	8
1701	\$569,000	2/2	\$387.1	1,470	Dec 2020	13

Rented

LAST 20 PROPERTIES RENTED IN THE BRIDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1401	\$3,700	2/3	\$2.5	1,470	Jan 2022	8
804	\$3,200	2/2	\$2.6	1,221	Jan 2022	24
1806	\$2,450	2/2	\$1.9	1,274	Dec 2021	3
903	\$2,500	2/2	\$2.1	1,195	Nov 2021	1
1707	\$2,600	2/3	\$2.1	1,262	Apr 2021	17
1004	\$2,250	2/2	\$1.8	1,221	Apr 2021	65
1907	\$2,700	2/3	\$2.1	1,262	Mar 2021	17
2005	\$2,500	2/2	\$2.1	1,171	Mar 2021	39
1404	\$2,495	2/2	\$2.0	1,221	Feb 2021	21
1807	\$2,550	2/3	\$2.0	1,262	Feb 2021	63
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1005	\$4,200/mth	2/2	N/A	N/A	Feb 2022	N/A