

Market Report

March, 2019



1800 Club

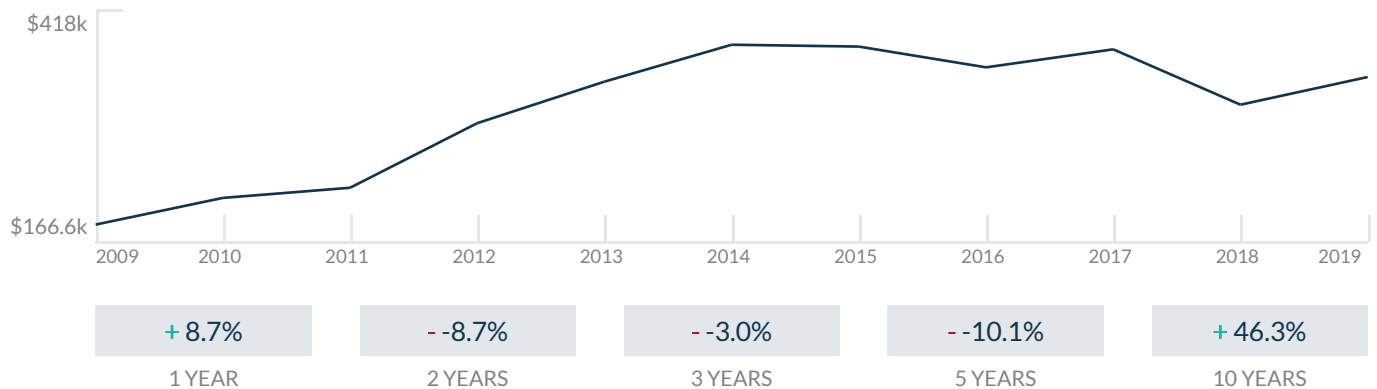
1800 Bayshore Dr
Miami, FL 33132

Every month we compile this comprehensive market report focus on 1800 Club 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 1800clubapartments.com.

Property Stats

POSTAL CODE 33132

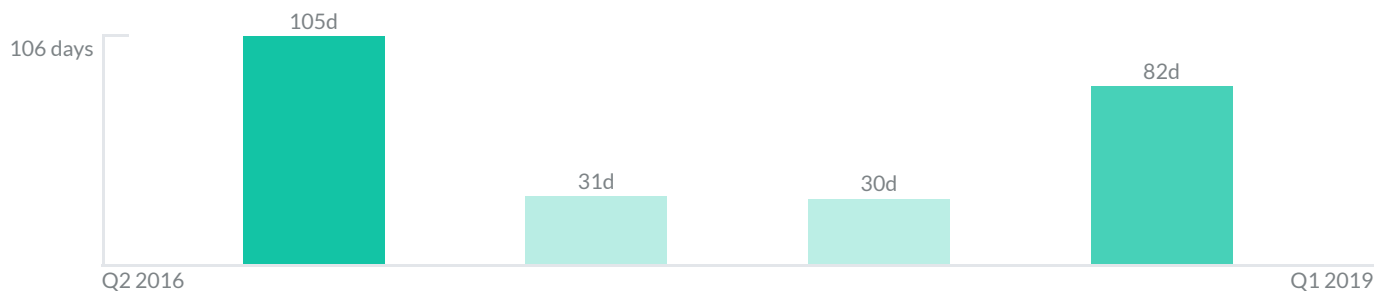
The property stats graph represents the median price evolution since ten years in your postal code area.



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	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies 10/10	Arts Magnet 1/10	Maria De Hostos Youth Leadership Center 10/10
Arts Magnet	Maria De Hostos Youth Leadership Center	New York School Of The Arts

Insights

IN 1800 CLUB

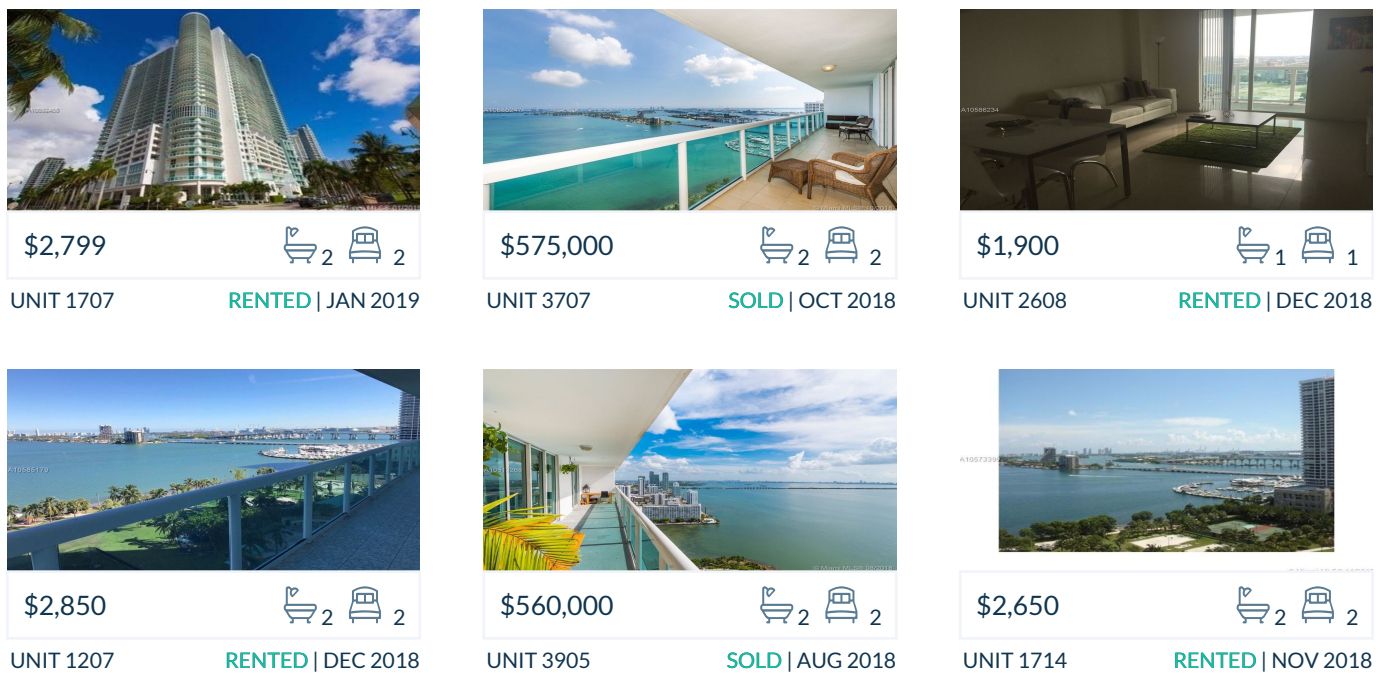
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 1800 Club



Sold

LAST 20 PROPERTIES SOLD IN 1800 CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3707	\$575,000	2/2	\$470.5	1,222	Jan 2019	81
3905	\$560,000	2/2	\$458.3	1,222	Jan 2019	153
2308	\$278,900	1/1	N/A	N/A	Jan 2019	12
2711	\$360,000	1/1	\$328.8	1,095	Nov 2018	30
1611	\$350,000	1/1	\$319.6	1,095	Sep 2018	31
4201	\$1,135,000	3/3	\$518.5	2,189	Jun 2016	150
3609	\$595,000	2/2	\$515.6	1,154	Apr 2016	60
1815	\$516,000	2/2	\$285.1	1,810	Aug 2015	126
3306	\$299,000	1/1	\$363.7	822	Aug 2015	123
4109	\$550,000	2/2	\$476.6	1,154	Mar 2014	6
2908	\$289,000	1/1	\$343.2	842	Nov 2013	77
3008	\$288,000	1/1	\$343.3	839	Sep 2013	6
4110	\$409,900	2/2	\$468.5	875	Aug 2013	63
1606	\$279,000	1/1	\$339.4	822	May 2013	83
3806	\$190,000	1/1	\$231.1	822	Apr 2013	2
3309	\$444,900	2/2	\$504.4	882	May 2012	19
3808	\$210,000	1/1	\$250.3	839	Mar 2012	11
2801	\$669,900	3/3	\$306.0	2,189	Jul 2011	253
4006	\$174,000	1/1	\$276.6	629	May 2011	20
3112	\$325,000	2/2	\$236.5	1,374	Mar 2010	203

Rented

LAST 20 PROPERTIES RENTED IN 1800 CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1707	\$2,799	2/2	\$2.3	1,222	Feb 2019	32
2608	\$1,900	1/1	\$2.3	839	Jan 2019	26
1207	\$2,850	2/2	\$2.3	1,222	Jan 2019	21
2006	\$1,850	1/1	\$2.3	822	Jan 2019	71
1714	\$2,650	2/2	\$2.0	1,307	Jan 2019	58
3103	\$2,625	2/2	\$2.3	1,142	Jan 2019	58
3609	\$2,900	2/2	\$2.5	1,154	Jan 2019	131
3014	\$2,500	2/2	\$1.9	1,307	Nov 2018	53
2408	\$1,950	1/1	\$2.3	839	Oct 2018	16
2410	\$2,495	2/2	\$2.2	1,144	Oct 2018	16
3211	\$2,300	1/1	\$2.1	1,095	Sep 2018	80
607	\$2,500	2/2	\$2.0	1,222	Sep 2018	32
2107	\$3,200	2/2	\$2.6	1,222	Aug 2018	16
3306	\$1,900	1/1	\$2.3	822	Jun 2017	0
3405	\$2,900	2/2	\$2.4	1,222	Jun 2017	7
1208	\$1,850	1/1	\$2.9	642	Nov 2013	56
4202	\$1,900	1/1	\$2.3	841	Oct 2013	4
N/A	\$2,500	2/2	\$2.7	934	Jul 2013	44
1004	\$2,750	2/2	\$1.6	1,680	Mar 2013	48
714	\$2,350	2/2	\$1.7	1,350	Mar 2013	29

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
307	\$470,000	1/1	\$338.4	1389	Jan 2019	N/A
503	\$440,000	2/2	\$385.3	1142	Sep 2018	N/A
511	\$2,850/mth	1/1	\$3.0	954	Nov 2018	N/A
514	\$420,000	2/2	\$313.7	1339	Nov 2018	N/A
615	\$419,000	2/2	\$293.0	1430	Aug 2018	N/A
615	\$2,400/mth	2/2	\$1.7	1430	Feb 2019	N/A
1214	\$399,900	2/2	\$306.0	1307	Feb 2019	N/A
1410	\$2,650/mth	2/2	\$2.3	1149	Oct 2018	N/A
1506	\$295,000	1/1	\$358.9	822	Dec 2018	N/A
1614	\$2,700/mth	2/2	\$2.1	1307	Feb 2019	N/A
1704	\$1,850/mth	1/1	\$2.9	644	Jan 2019	N/A
1807	\$595,000	2/2	\$486.9	1222	Mar 2019	N/A
1901	\$5,100/mth	3/3	\$2.3	2189	Aug 2018	N/A
1911	\$355,000	1/1	\$324.2	1095	Dec 2018	N/A
2003	\$439,000	2/2	\$384.4	1142	Nov 2018	N/A
2101	\$919,000	3/3	\$419.8	2189	Feb 2019	N/A
2107	\$3,200/mth	2/2	\$2.6	1222	Jan 2019	N/A
2209	\$2,950/mth	2/2	\$2.6	1154	Sep 2018	N/A
2414	\$475,000	2/2	\$363.4	1307	Aug 2018	DANIEL OSSA...
2508	\$1,925/mth	1/1	\$2.3	839	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2512	\$425,000	2/2	\$404.4	1051	Nov 2018	N/A
2802	\$1,900/mth	1/1	\$2.3	841	Mar 2019	N/A
3010	\$675,000	2/2	\$590.0	1144	Sep 2018	N/A
3408	\$1,950/mth	1/1	\$2.3	839	Mar 2019	N/A
3610	\$2,500/mth	2/2	\$2.2	1144	Oct 2018	N/A
3614	\$418,000	2/2	\$319.8	1307	Sep 2018	N/A
3701	\$8,950/mth	3/3	\$4.1	2189	Aug 2018	NORBERTO R...
3715	\$1,799,000	4/4	\$436.7	4120	Jan 2019	N/A
4003	\$3,000/mth	2/2	\$2.6	1142	Mar 2019	N/A
4005	\$557,000	2/2	N/A	N/A	Jul 2018	CRISTINA GA...
4010	\$700,000	2/2	\$611.9	1144	Sep 2018	N/A
4101	\$1,060,000	3/3	\$484.2	2189	Jan 2019	N/A