

# Market Report

August, 2019



## 1800 Club

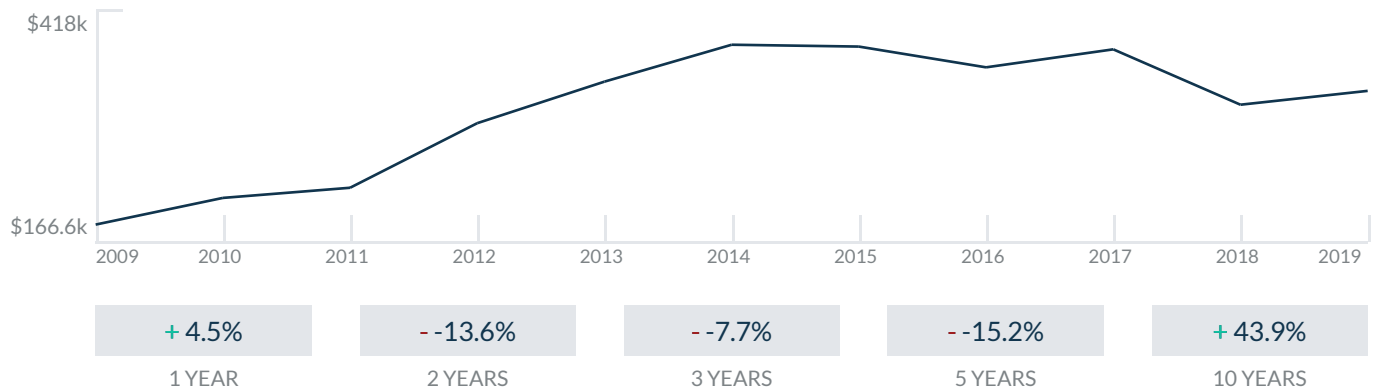
1800 Bayshore Dr  
Miami, FL 33132

Every month we compile this comprehensive market report focus on 1800 Club in this convenient and easy to read format. Our data 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](http://1800clubapartments.com).

## Property Stats

POSTAL CODE 33132

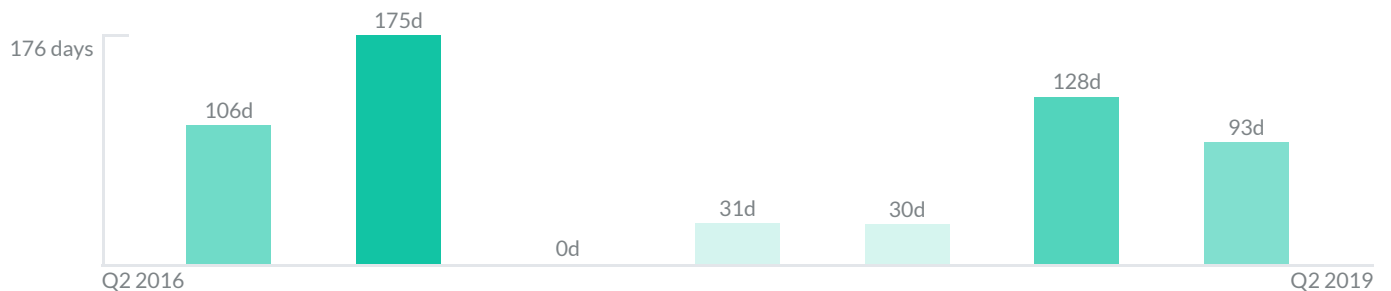
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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	Archie M. Griffin 1/10	Maria De Hostos Youth Leadership Center 10/10
Archie M. Griffin	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

 <p>\$2,800  2  2</p> <p>UNIT 2310 <b>RENTED</b>   MAY 2019</p>	 <p>\$349,000  1  1</p> <p>UNIT 1911 <b>SOLD</b>   DEC 2018</p>	 <p>\$1,900  1  1</p> <p>UNIT 2802 <b>RENTED</b>   MAR 2019</p>
 <p>\$269,989  1  1</p> <p>UNIT 2404 <b>SOLD</b>   MAY 2019</p>	 <p>\$1,900  1  1</p> <p>UNIT 2008 <b>RENTED</b>   APR 2019</p>	 <p>\$1,850  1  1</p> <p>UNIT 1704 <b>RENTED</b>   JAN 2019</p>

## Sold

LAST 20 PROPERTIES SOLD IN 1800 CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1911	\$349,000	1/1	\$318.7	1,095	Jun 2019	141
2404	\$269,989	1/1	\$320.7	842	Jun 2019	8
2606	\$254,900	1/1	\$310.1	822	May 2019	14
3614	\$398,000	2/2	\$304.5	1,307	May 2019	197
2003	\$439,000	2/2	\$384.4	1,142	Apr 2019	154
307	\$470,000	1/1	\$338.4	1,389	Apr 2019	73
1503	\$435,000	2/2	\$380.9	1,142	Apr 2019	135
1214	\$399,900	2/2	\$306.0	1,307	Apr 2019	21
709	\$460,000	2/2	\$398.6	1,154	Mar 2019	170
4005	\$557,000	2/2	N/A	N/A	Mar 2019	224
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
403	\$207,900	1/1	\$274.3	758	Jun 2017	0
3107	\$619,000	2/2	\$506.5	1,222	Nov 2016	336
3515	\$559,000	2/2	\$308.8	1,810	Oct 2016	14
4201	\$1,135,000	3/3	\$518.5	2,189	Jun 2016	150
2209	\$599,000	2/2	\$519.1	1,154	Jun 2016	108

## Rented

LAST 20 PROPERTIES RENTED IN 1800 CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2310	\$2,800	2/2	\$2.1	1,344	Jun 2019	37
2802	\$1,900	1/1	\$2.3	841	Jun 2019	84
2008	\$1,900	1/1	N/A	N/A	Jun 2019	45
1704	\$1,850	1/1	\$2.9	644	May 2019	109
3507	\$3,350	2/2	\$2.7	1,250	May 2019	50
2902	\$1,850	1/1	\$2.2	841	May 2019	16
3408	\$1,900	1/1	\$2.3	839	May 2019	57
2209	\$2,950	2/2	\$2.6	1,154	Apr 2019	228
1410	\$2,650	2/2	\$2.3	1,149	Apr 2019	119
1614	\$2,700	2/2	\$2.1	1,307	Apr 2019	61
1901	\$5,100	3/3	\$2.3	2,189	Apr 2019	210
2107	\$3,200	2/2	\$2.6	1,222	Apr 2019	21
3610	\$2,500	2/2	\$2.2	1,144	Mar 2019	195
1906	\$1,875	1/1	\$2.3	822	Mar 2019	15
4105	\$3,100	2/2	\$2.5	1,222	Mar 2019	84
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

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
404	\$1,850/mth	1/1	\$2.6	725	May 2019	N/A
511	\$2,700/mth	1/1	\$2.8	954	Nov 2018	N/A
512	\$329,900	2/2	\$298.8	1104	Jul 2019	N/A
514	\$419,900	2/2	\$313.6	1339	Apr 2019	N/A
1206	\$289,000	1/1	\$351.6	822	Jul 2019	N/A
1209	\$530,000	2/2	\$459.3	1154	Jun 2019	N/A
1710	\$365,000	2/2	\$319.1	1144	Jul 2019	N/A
1807	\$595,000	2/2	\$486.9	1222	Mar 2019	N/A
1903	\$447,000	2/2	\$391.4	1142	Oct 2017	N/A
2101	\$899,999	3/3	\$411.1	2189	Feb 2019	N/A
2110	\$2,500/mth	2/2	\$2.2	1144	Jul 2019	N/A
2204	\$1,899/mth	1/1	\$2.3	842	Jul 2019	N/A
2414	\$475,000	2/2	\$363.4	1307	Aug 2018	DANIEL OSSA...
2609	\$2,900/mth	2/2	\$3.3	882	Jul 2019	N/A
2610	\$389,000	2/2	\$340.0	1144	Jul 2019	N/A
2610	\$2,800/mth	2/2	\$2.4	1144	Jul 2019	N/A
2808	\$298,000	1/1	\$355.2	839	May 2017	N/A
3010	\$675,000	2/2	\$590.0	1144	Sep 2018	N/A
3211	\$2,300/mth	1/1	\$2.1	1095	Jun 2019	N/A
3215	\$529,990	3/2	\$292.8	1810	Jul 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3410	\$3,000/mth	2/2	\$2.6	1144	Jun 2019	N/A
3410	\$450,000	2/2	\$393.4	1144	Jul 2019	N/A
3504	\$1,875/mth	1/1	\$2.2	841	Jul 2019	N/A
3601	\$5,500/mth	3/3	\$2.5	2189	May 2019	N/A
3604	\$330,000	1/1	\$391.9	842	Jul 2017	YURIY SAMSO...
3701	\$8,950/mth	3/3	\$4.1	2189	Aug 2018	NORBERTO R...
3704	\$300,000	1/1	\$356.3	842	Jun 2019	N/A
3715	\$1,799,000	4/4	\$436.7	4120	Jul 2019	N/A
3803	\$3,000/mth	2/2	\$2.6	1142	Apr 2019	N/A
4101	\$1,045,000	3/3	\$477.4	2189	Jan 2019	N/A