

# Market Report

October, 2021



## 1800 Club

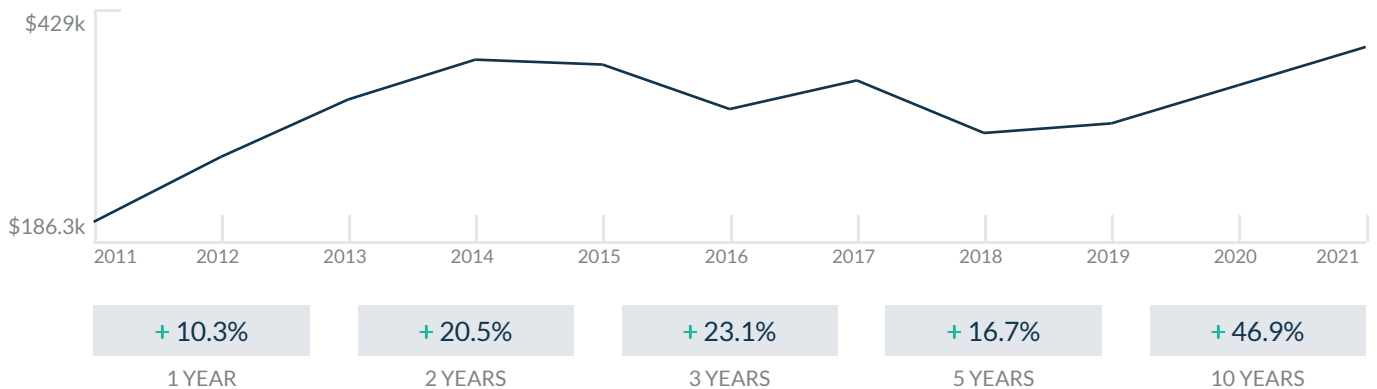
1800 Bayshore Dr  
Miami, FL 33132

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](http://1800clubapartments.com).

## Property Stats

POSTAL CODE 33132

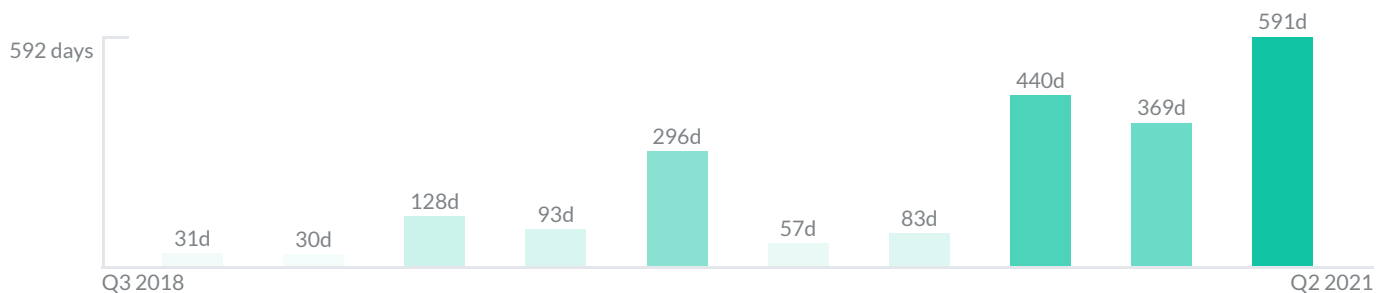
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

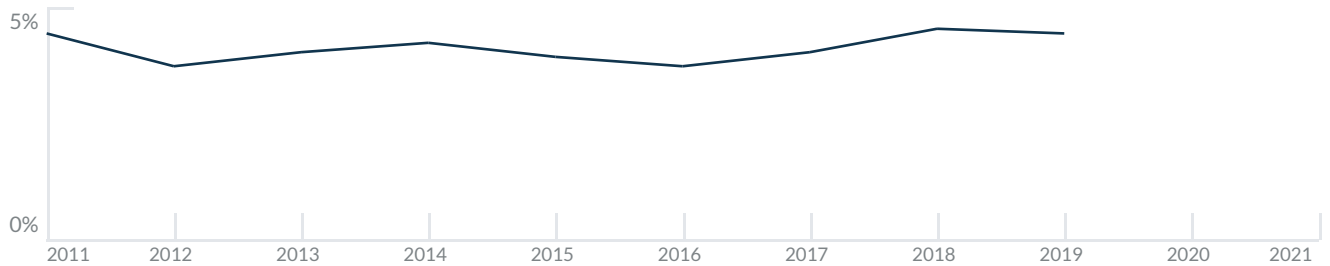


# Mortgage Rates

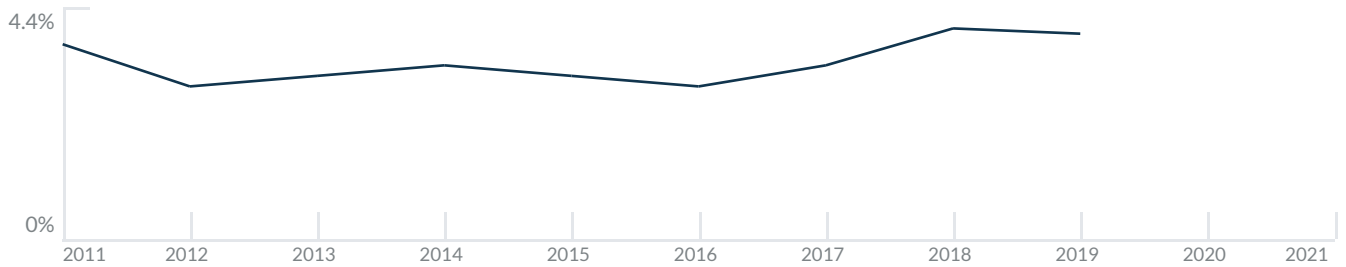
PER YEAR

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©

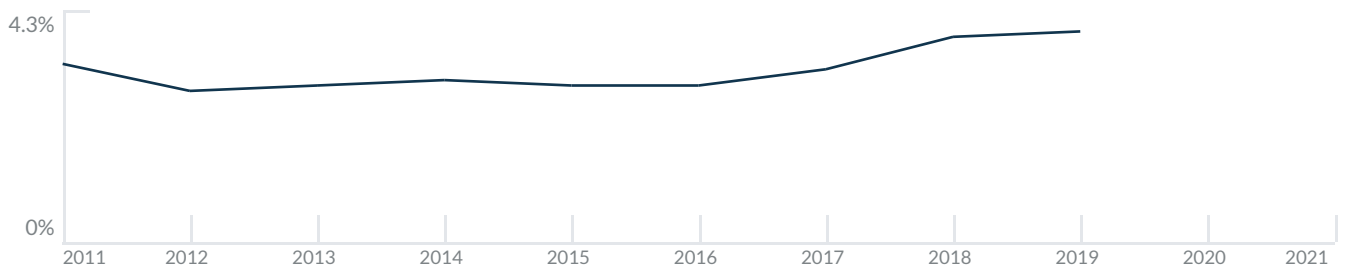
30 YEARS FIXED 4.4%



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	Anna Maria De Hostos Youth Leadership Center	New York School Of The Arts
10/10	1/10	10/10

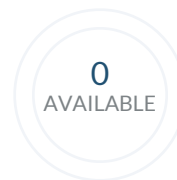
# Insights

IN 1800 CLUB

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

**% to %**  
CAP RATE  
Yearly net income when rent

**0.9%**  
NEGOTIABILITY  
What you can negotiate

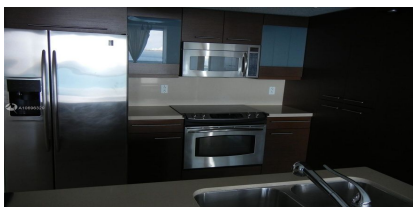


Sale within the last month

# Activity

SOLD OR RENTED

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



\$499,000



UNIT 1209

SOLD | APR 2021



\$500,000



UNIT 3215

SOLD | JUL 2021

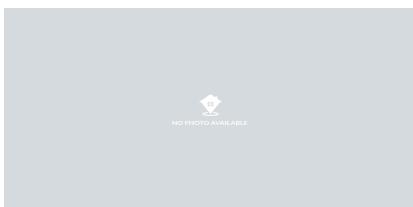


\$950,000



UNIT 4101

SOLD | JUL 2021

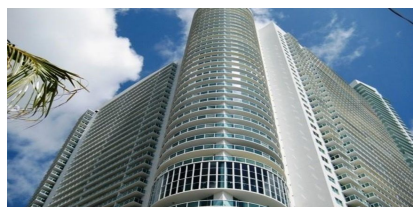


\$1,875



UNIT 3904

RENTED | JUL 2021



\$429,000



UNIT 3012

SOLD | JUN 2021



\$1,700



UNIT 404

RENTED | JUN 2021

## Sold

LAST 20 PROPERTIES SOLD IN 1800 CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1209	\$499,000	2/2	\$432.4	1,154	Apr 2021	591
3215	\$500,000	2/2	\$276.2	1,810	Nov 2020	369
4101	\$950,000	3/3	\$434.0	2,189	Aug 2020	440
3012	\$429,000	2/2	\$312.2	1,374	Jan 2020	83
605	\$568,000	2/2	\$464.8	1,222	Dec 2019	28
1206	\$269,000	1/1	\$327.3	822	Nov 2019	73
2610	\$375,000	2/2	\$327.8	1,144	Oct 2019	69
1903	\$447,000	2/2	\$391.4	1,142	Sep 2019	661
1506	\$260,000	1/1	\$316.3	822	Aug 2019	222
503	\$440,000	2/2	\$385.3	1,142	Aug 2019	240
3210	\$391,500	2/2	\$342.2	1,144	Jul 2019	62
1911	\$349,000	1/2	\$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

## Rented

LAST 20 PROPERTIES RENTED IN 1800 CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3904	\$1,875	1/1	\$2.3	822	Jun 2020	39
404	\$1,700	1/2	\$2.3	725	Jan 2020	214
3601	\$5,700	3/3	\$2.6	2,189	Dec 2019	139
1506	\$1,900	1/1	\$2.3	822	Nov 2019	59
1810	\$2,550	2/2	\$2.2	1,144	Nov 2019	40
501	\$1,499	1/2	\$2.1	725	Nov 2019	27
511	\$2,700	1/2	\$2.8	954	Nov 2019	373
512	\$2,950	2/2	\$2.0	1,452	Nov 2019	42
2110	\$2,500	2/2	\$2.2	1,144	Oct 2019	64
3803	\$3,000	2/2	\$2.6	1,142	Oct 2019	170
2609	\$2,900	2/2	\$3.3	882	Oct 2019	108
914	\$2,700	2/2	\$2.0	1,339	Oct 2019	14
2204	\$1,799	1/1	\$2.1	842	Sep 2019	26
3410	\$3,000	2/2	\$2.6	1,144	Aug 2019	81
304	\$1,400	1/1	N/A	N/A	Aug 2019	26
2107	\$3,200	2/2	\$2.6	1,222	Aug 2019	33
3303	\$2,675	2/2	\$2.3	1,142	Aug 2019	104
1402	\$1,850	1/1	\$2.9	643	Aug 2019	42
3504	\$1,875	1/1	\$2.2	841	Aug 2019	17
3211	\$2,300	1/2	\$2.1	1,095	Aug 2019	53