

# Market Report

March, 2020



## Gardens on the Bay

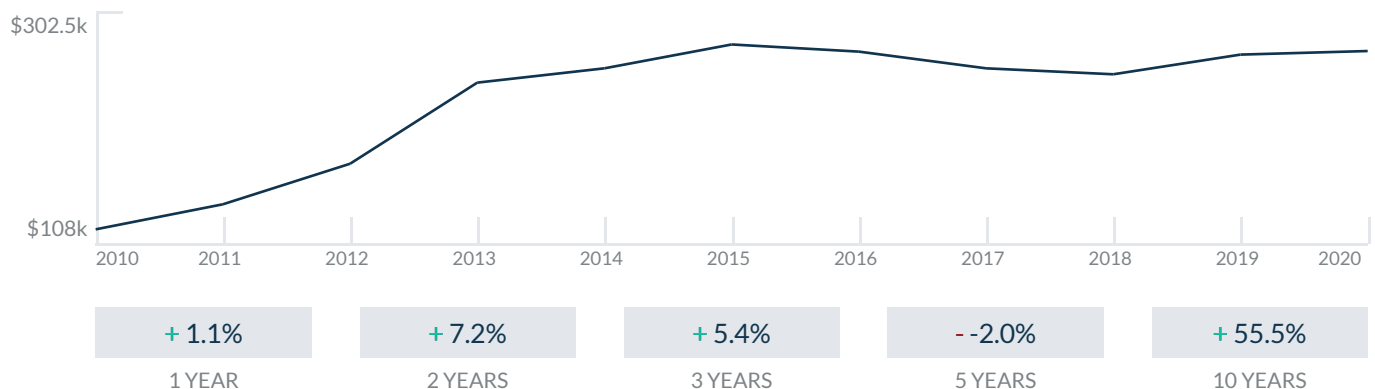
6484 Indian Creek Dr  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Gardens on the Bay 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 [gardenscondosforsale.com](http://gardenscondosforsale.com).

## Property Stats

POSTAL CODE 33141

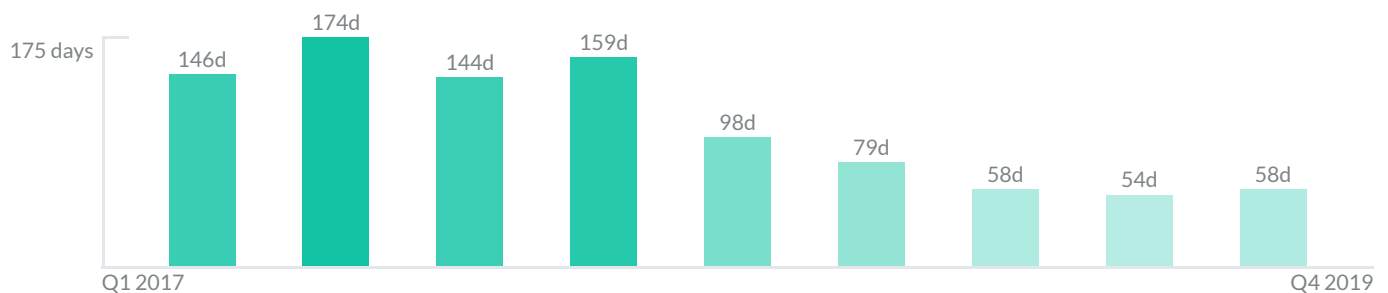
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

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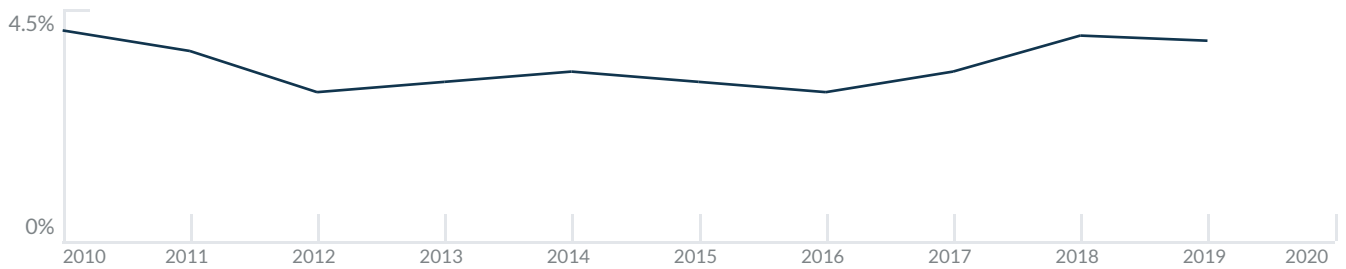
PER YEAR

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©

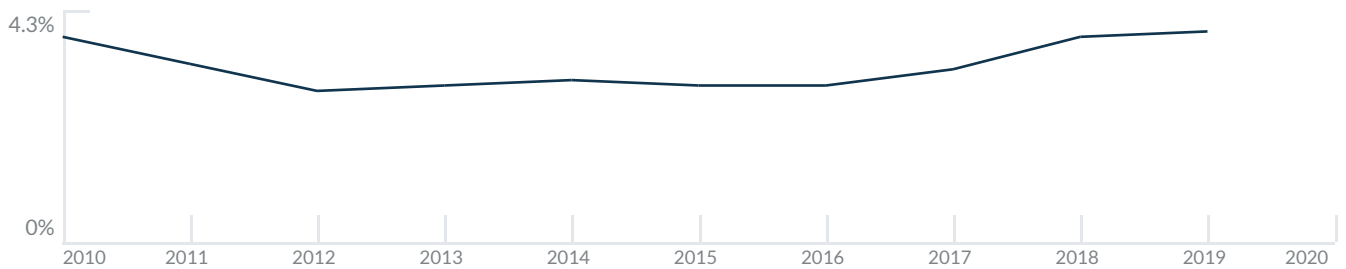
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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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

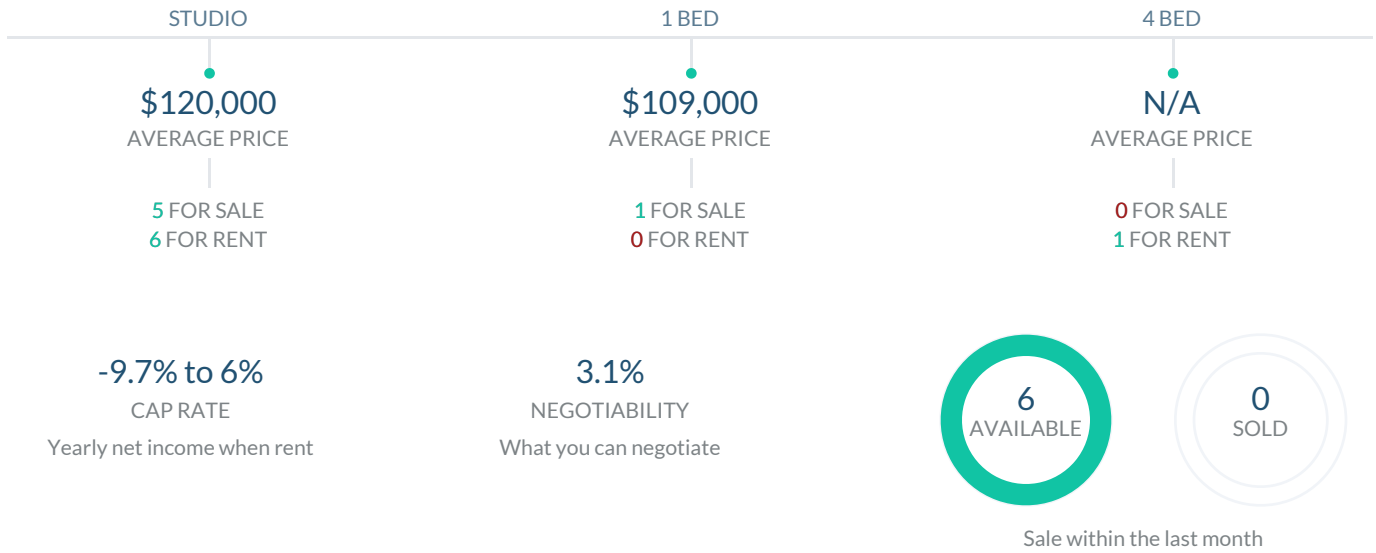
MIDDLE SCHOOL  
Miami Arts Charter School  
10/10

HIGH SCHOOL  
Design & Architecture Senior High School  
10/10

# Insights

IN GARDENS ON THE BAY

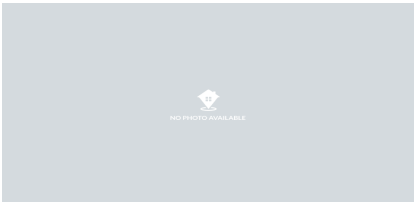





Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Gardens on the Bay

 <p>\$1,200</p> <p>UNIT 221</p> <p>RENTED   FEB 2020</p> <p>1 Bath 0 Bed</p>	 <p>\$1,250</p> <p>UNIT 225</p> <p>RENTED   FEB 2020</p> <p>1 Bath 0 Bed</p>	 <p>\$1,100</p> <p>UNIT 113</p> <p>RENTED   FEB 2020</p> <p>1 Bath 0 Bed</p>
 <p>\$1,150</p> <p>UNIT 239</p> <p>RENTED   FEB 2020</p> <p>0 Bath 0 Bed</p>	 <p>\$1,275</p> <p>UNIT 203</p> <p>RENTED   FEB 2020</p> <p>1 Bath 0 Bed</p>	 <p>\$2,100</p> <p>UNIT 1402</p> <p>RENTED   FEB 2020</p> <p>2 Bath 1 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN GARDENS ON THE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
318	\$126,000	0/1	N/A	N/A	Oct 2019	58
218	\$110,000	1/1	\$275.0	400	Jul 2019	54
1109	\$389,000	2/2	\$308.2	1,262	May 2019	58
218	\$110,000	0/1	\$275.0	400	Mar 2019	79
110	\$97,000	0/1	\$242.5	400	Oct 2018	168
224	\$135,000	0/1	\$245.5	550	Oct 2018	27
231	\$110,000	0/1	\$275.0	400	Jun 2018	128
241	\$120,000	0/1	N/A	N/A	Apr 2018	174
241	\$120,000	0/1	N/A	N/A	Apr 2018	174
118	\$124,800	0/1	N/A	N/A	Feb 2018	243
118	\$124,800	0/1	N/A	N/A	Feb 2018	243
209	\$108,900	0/1	\$272.3	400	Jan 2018	44
209	\$108,900	0/1	\$272.3	400	Jan 2018	44
124	\$150,000	0/1	\$272.7	550	Jun 2017	174
124	\$150,000	0/1	\$272.7	550	Jun 2017	174
212	\$85,000	0/1	\$212.5	400	Mar 2017	246
212	\$85,000	0/1	\$212.5	400	Mar 2017	246
205	\$90,000	0/1	N/A	N/A	Mar 2017	69
203	\$79,000	0/1	N/A	N/A	Jan 2017	203
203	\$79,000	0/1	N/A	N/A	Jan 2017	203

## Rented

LAST 20 PROPERTIES RENTED IN GARDENS ON THE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
221	\$1,200	0/1	\$0.0	25,1...	Feb 2020	21
225	\$1,250	0/1	\$0.0	25,1...	Jan 2020	19
113	\$1,100	0/1	N/A	N/A	Dec 2019	84
239	\$1,150	0/0	\$2.9	400	Dec 2019	24
203	\$1,275	0/1	\$4.4	290	Dec 2019	88
1402	\$2,100	1/2	\$2.1	1,006	Nov 2019	21
201	\$1,595	0/1	\$4.0	400	Nov 2019	26
1006	\$2,100	2/2	\$2.1	1,006	Oct 2019	20
218	\$1,300	0/1	\$3.0	440	Oct 2019	2
219	\$1,200	0/1	\$3.0	400	Oct 2019	161
302	\$1,300	0/1	N/A	N/A	Oct 2019	120
218	\$1,300	0/1	\$3.0	440	Aug 2019	6
204	\$1,050	0/1	\$0.0	25,1...	Aug 2019	17
308	\$1,150	0/1	\$0.0	25,1...	Aug 2019	44
231	\$1,200	0/1	N/A	N/A	Aug 2019	93
221	\$1,150	0/1	N/A	N/A	Jul 2019	52
708	\$1,750	1/2	\$1.7	1,006	Jun 2019	4
1207	\$2,100	1/2	\$2.1	1,006	May 2019	104
111	\$1,000	0/1	N/A	N/A	May 2019	57
201	\$1,595	0/1	\$4.0	400	Apr 2019	48

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$19,000/mth	4/5	\$5.7	3320	Feb 2020	
109	\$109,900	0/0	N/A	N/A	Feb 2020	N/A
114	\$109,900	0/1	N/A	N/A	Feb 2020	N/A
135	\$1,350/mth	0/1	\$0.1	25163	Feb 2020	
136	\$125,000	0/1	N/A	N/A	Feb 2020	N/A
136	\$1,000/mth	0/1	\$2.5	400	Feb 2020	
139	\$114,900	0/1	\$4.6	25163	Feb 2020	N/A
203	\$139,000	0/1	\$479.3	290	Feb 2020	N/A
205	\$1,250/mth	0/1	\$4.2	295	Feb 2020	
211	\$950/mth	0/1	\$0.0	25163	Feb 2020	
212	\$108,500	1/1	\$4.3	25163	Feb 2020	
213	\$1,050/mth	0/1	\$0.0	25163	Feb 2020	
306	\$950/mth	0/1	\$0.0	25163	Feb 2020	