

# Market Report

February, 2021



## 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

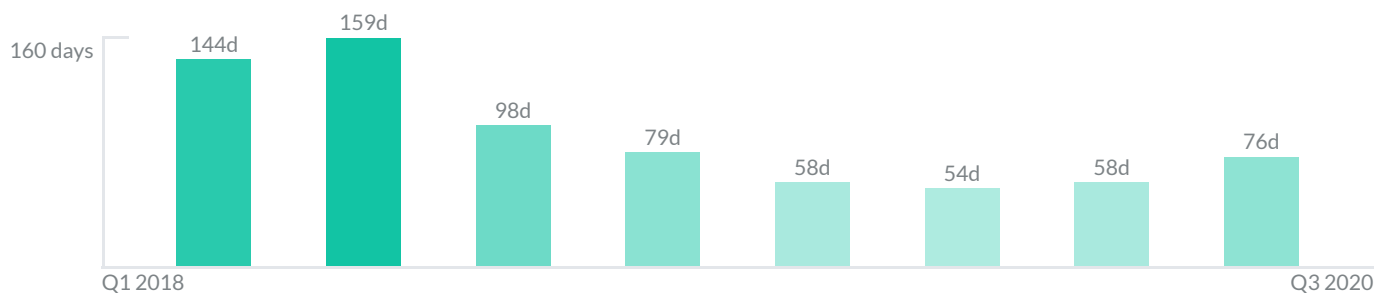
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

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 GARDENS ON THE BAY

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

STUDIO

\$121,000  
AVERAGE PRICE

3 FOR SALE  
3 FOR RENT

-2.4% to 2.4%

CAP RATE

Yearly net income when rent

1.4%

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 Gardens on the Bay



\$1,100



UNIT 303

RENTED | JAN 2021

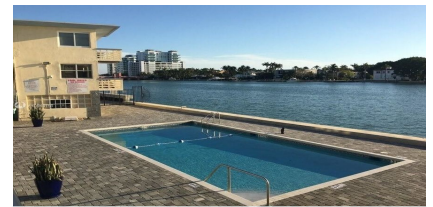


\$1,550



UNIT 201

RENTED | NOV 2020



\$975



UNIT 215

RENTED | NOV 2020



\$1,200



UNIT 319

RENTED | NOV 2020

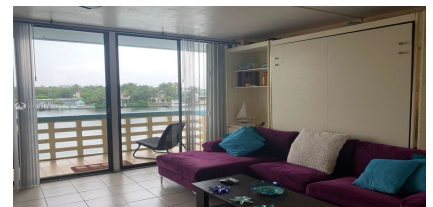


\$1,100



UNIT 311

RENTED | OCT 2020



\$1,250



UNIT 314

RENTED | OCT 2020

## Sold

LAST 20 PROPERTIES SOLD IN GARDENS ON THE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
218	\$130,000	0/1	\$5.2	25,1...	Jul 2020	76
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

## Rented

LAST 20 PROPERTIES RENTED IN GARDENS ON THE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
303	\$1,100	0/0	\$0.0	25,1...	Jan 2021	107
201	\$1,550	1/1	\$3.9	400	Nov 2020	30
215	\$975	0/1	N/A	N/A	Nov 2020	36
319	\$1,200	0/0	\$0.0	25,1...	Nov 2020	39
311	\$1,100	0/1	\$0.0	25,1...	Oct 2020	120
314	\$1,250	0/1	\$0.0	25,1...	Oct 2020	160
231	\$1,150	0/1	\$0.0	25,1...	Sep 2020	21
201	\$1,495	1/1	\$3.7	400	Jun 2020	61
301	\$1,100	0/1	\$0.0	25,1...	Jun 2020	9
118	\$1,250	0/1	\$0.0	25,1...	Jun 2020	44
202	\$1,050	0/1	\$3.5	300	Jun 2020	73
205	\$1,095	0/1	\$3.7	295	May 2020	100
306	\$950	0/1	\$0.0	25,1...	Apr 2020	14
213	\$1,050	0/1	\$0.0	25,1...	Mar 2020	39
136	\$1,000	0/1	\$2.5	400	Mar 2020	28
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
109	\$97,500	0/0	N/A	N/A	Dec 2020	N/A
136	\$125,000	0/1	N/A	N/A	Dec 2020	N/A
203	\$1,295/mth	0/1	\$4.5	290	Dec 2020	
211	\$950/mth	0/1	\$0.0	25163	Jan 2021	
212	\$1,050/mth	0/1	\$0.0	25163	Jan 2021	
227	\$139,900	0/1	N/A	N/A	Dec 2020	