

# Market Report

March, 2020



## 26 Edgewater

321 NE 26th St  
Miami, FL 33137

Every month we compile this comprehensive market report focus on 26 Edgewater 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 [26edgewatercondosforsale.com](https://www.26edgewatercondosforsale.com).

## Property Stats

POSTAL CODE 33137

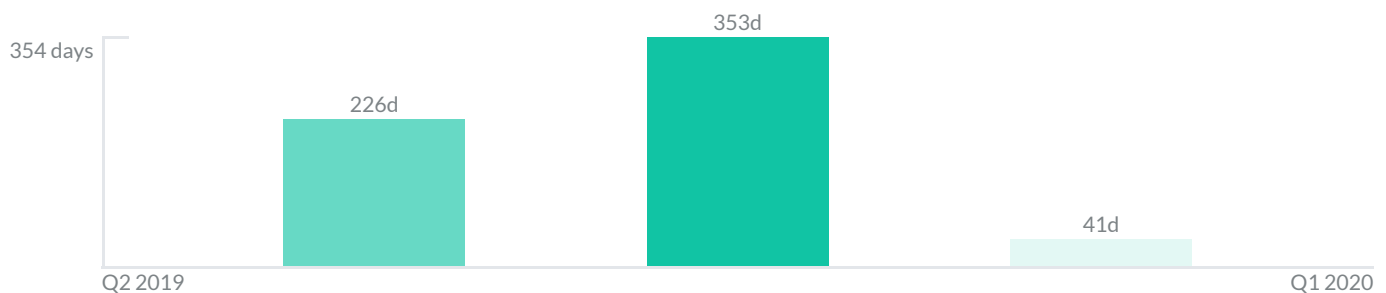
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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©

School Name	Rating
School For Advanced Studies	10/10
Walter De Hostos Youth Leadership Charter School	1/10
Artistic Culture Senior High School	10/10

# Insights

IN 26 EDGEWATER

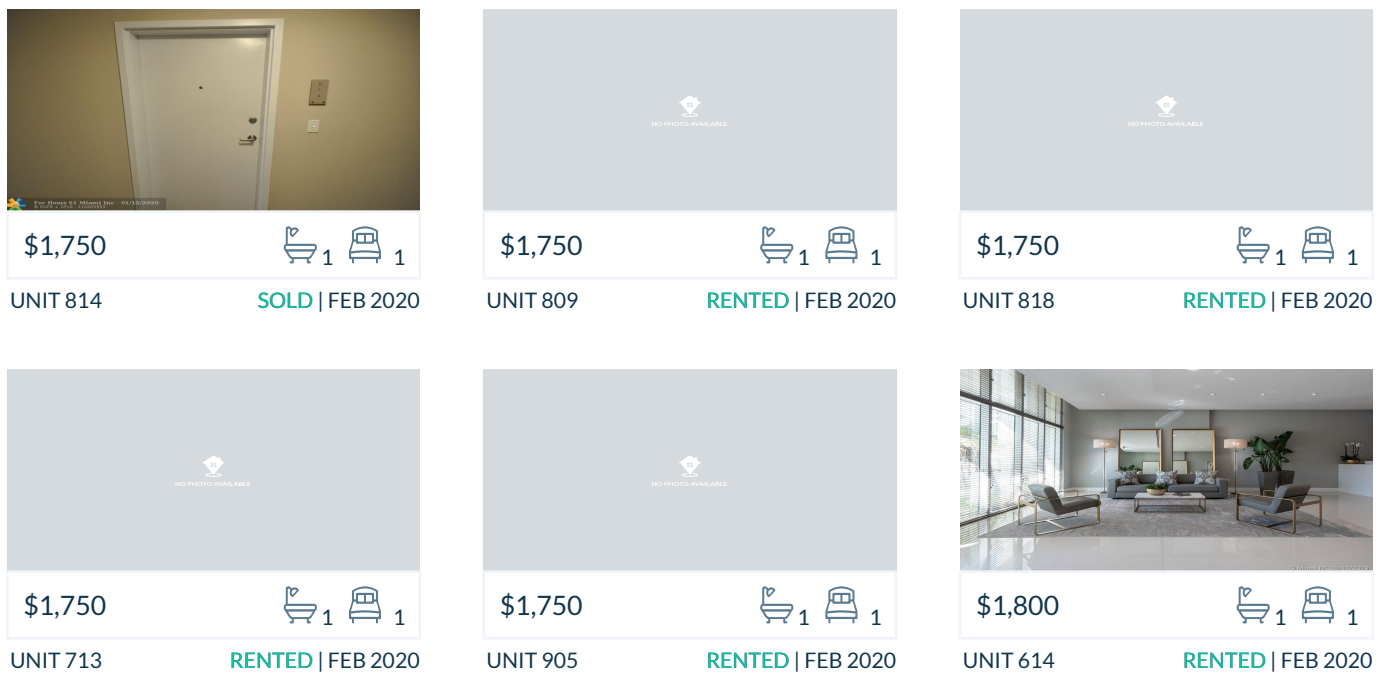
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 26 Edgewater



## Sold

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LAST 20 PROPERTIES SOLD IN 26 EDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
814	\$1,750	1/1	\$3.1	560	Feb 2020	41
805	\$269,000	1/1	\$480.4	560	Nov 2019	353
512	\$299,000	2/2	\$355.5	841	Jun 2019	226

## Rented

LAST 20 PROPERTIES RENTED IN 26 EDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
809	\$1,750	1/1	\$3.1	560	Feb 2020	17
818	\$1,750	1/1	\$2.5	700	Feb 2020	14
713	\$1,750	1/1	\$3.1	560	Feb 2020	3
905	\$1,750	1/1	\$3.1	560	Jan 2020	5
614	\$1,800	1/1	N/A	N/A	Jan 2020	65
711	\$1,900	1/1	\$3.4	560	Jan 2020	339
813	\$1,750	1/1	\$3.1	560	Dec 2019	47
VAR	\$1,900	1/1	\$2.0	947	Dec 2019	61
VAR	\$2,475	1/1	\$2.6	947	Dec 2019	41
VAR	\$1,591	1/1	\$2.1	771	Dec 2019	50
VAR	\$1,591	1/1	\$2.1	771	Dec 2019	50
VAR	\$1,591	1/1	\$2.1	771	Dec 2019	50
VAR	\$1,591	1/1	\$2.1	771	Dec 2019	50
VAR	\$1,591	1/1	\$2.2	715	Dec 2019	50
VAR	\$1,900	1/1	\$2.0	970	Dec 2019	61
VAR	\$1,900	1/1	\$2.0	970	Dec 2019	61
VAR	\$2,100	2/2	\$2.0	1,060	Dec 2019	61
VAR	\$2,100	2/2	\$2.0	1,060	Dec 2019	61
VAR	\$2,100	2/2	\$2.0	1,060	Dec 2019	61
VAR	\$2,100	2/2	\$2.0	1,060	Dec 2019	61

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
503	\$2,799/mth	2/2	\$2.6	1060	Feb 2020	
504	\$2,063/mth	1/1	\$2.9	715	Feb 2020	
510	\$349,000	2/2	\$341.8	1021	Feb 2020	N/A
601	\$395,000	2/2	\$481.1	821	Feb 2020	N/A
603	\$395,000	2/2	N/A	N/A	Feb 2020	N/A
609	\$1,750/mth	1/1	\$3.1	560	Feb 2020	N/A
619	\$280,000	1/1	\$462.8	605	Feb 2020	N/A
702	\$1,750/mth	1/1	\$3.1	560	Feb 2020	N/A
704	\$2,400/mth	1/1	\$4.3	560	Feb 2020	N/A
708	\$270,000	1/1	\$442.6	610	Feb 2020	N/A
806	\$2,929/mth	2/2	\$2.7	1090	Feb 2020	
813	\$294,000	1/1	\$525.0	560	Feb 2020	LLC 4R DEVEL...
1012	\$2,889/mth	1/1	\$3.0	970	Feb 2020	
1102	\$2,971/mth	2/2	\$2.5	1185	Feb 2020	
1902	\$3,282/mth	2/2	\$2.8	1185	Feb 2020	