

Market Report

May, 2021



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

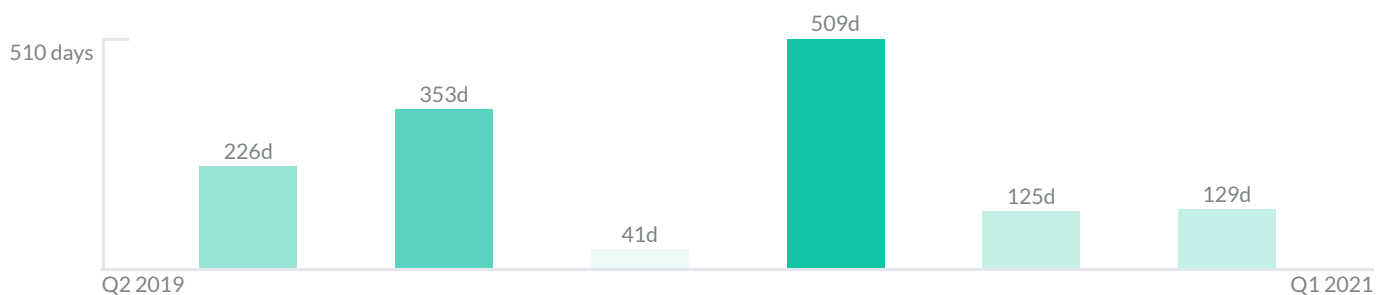
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies in Music	De Hostos Youth Leadership Charter School	Artistic Culture Senior High School
10/10	1/10	10/10

Insights

IN 26 EDGEWATER

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

1 BED
 N/A
 AVERAGE PRICE
 0 FOR SALE
 1 FOR RENT

2 BEDS
 \$340,000
 AVERAGE PRICE
 2 FOR SALE
 0 FOR RENT

3.8% to 4.3%
 CAP RATE
 Yearly net income when rent

3.6%
 NEGOTIABILITY
 What you can negotiate

2
 AVAILABLE

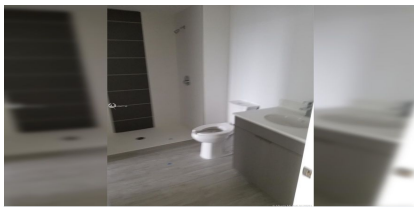
0
 SOLD

Sale within the last month

Activity

SOLD OR RENTED

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



\$1,750



UNIT 818

RENTED | APR 2021



\$1,650



UNIT 609

RENTED | APR 2021



\$2,350



UNIT 610

RENTED | APR 2021



\$1,775



UNIT 705

RENTED | APR 2021



\$344,000



UNIT 617

SOLD | APR 2021



\$273,000



UNIT 502

SOLD | APR 2021

Sold

LAST 20 PROPERTIES SOLD IN 26 EDGEWATER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
617	\$344,000	2/2	\$422.6	814	Mar 2021	115
502	\$273,000	1/1	\$487.5	560	Mar 2021	143
510	\$339,500	2/2	\$416.6	815	Sep 2020	49
504	\$260,000	1/1	\$464.3	560	Aug 2020	65
619	\$280,000	1/1	\$462.8	605	Jul 2020	260
708	\$250,000	1/1	\$409.8	610	May 2020	509
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
818	\$1,750	1/1	\$3.1	560	Apr 2021	76
609	\$1,650	1/1	\$2.9	560	Apr 2021	35
610	\$2,350	2/2	\$2.9	815	Apr 2021	105
705	\$1,775	1/1	\$3.2	560	Apr 2021	76
805	\$1,700	1/1	\$3.0	560	Feb 2021	45
601	\$2,250	2/2	\$2.7	821	Jan 2021	37
618	\$1,675	1/1	\$3.0	560	Jan 2021	131
615	\$1,750	1/1	\$3.1	560	Jan 2021	47
812	\$1,950	2/2	\$2.4	815	Jan 2021	146
606	\$1,850	2/2	\$2.3	814	Jan 2021	20
516	\$1,750	1/1	\$3.0	574	Dec 2020	82
717	\$1,990	2/2	\$2.4	814	Dec 2020	154
510	\$1,950	2/2	\$2.4	815	Nov 2020	48
704	\$2,000	1/1	\$3.6	560	Nov 2020	401
619	\$1,650	1/1	\$2.7	605	Oct 2020	68
701	\$1,990	2/2	\$2.4	821	Sep 2020	16
710	\$2,200	2/2	\$2.7	815	Sep 2020	31
605	\$1,700	1/1	\$3.0	560	Aug 2020	22
511	\$1,600	1/1	\$2.9	560	Aug 2020	88
505	\$1,800	1/1	\$3.2	560	Jul 2020	5

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
601	\$340,000	2/2	\$414.1	821	Apr 2021	N/A
603	\$340,000	2/2	\$417.2	815	Apr 2021	N/A
614	\$1,800/mth	1/1	\$3.2	560	Apr 2021	N/A