

# Market Report

June, 2023



## Aria on the Bay

488 NE 18th St  
Miami, FL 33132

Every month we compile this comprehensive market report focus on Aria 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 [ariacondosforsale.com](http://ariacondosforsale.com).

## Property Stats

POSTAL CODE 33132

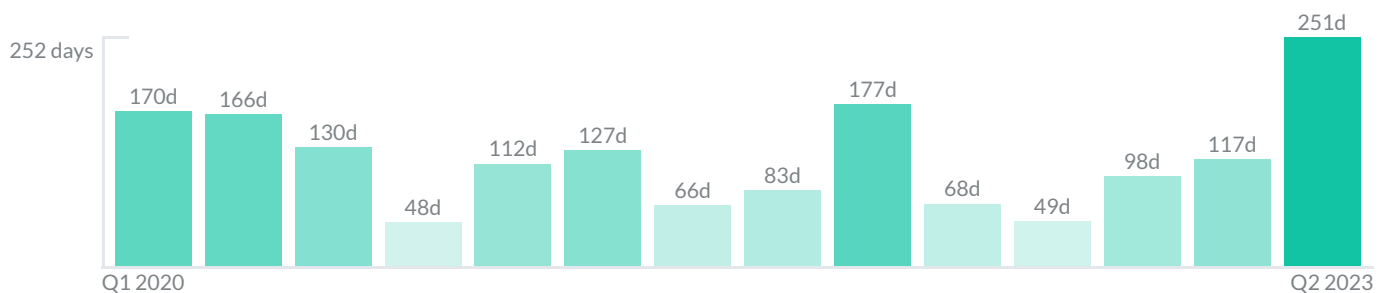
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

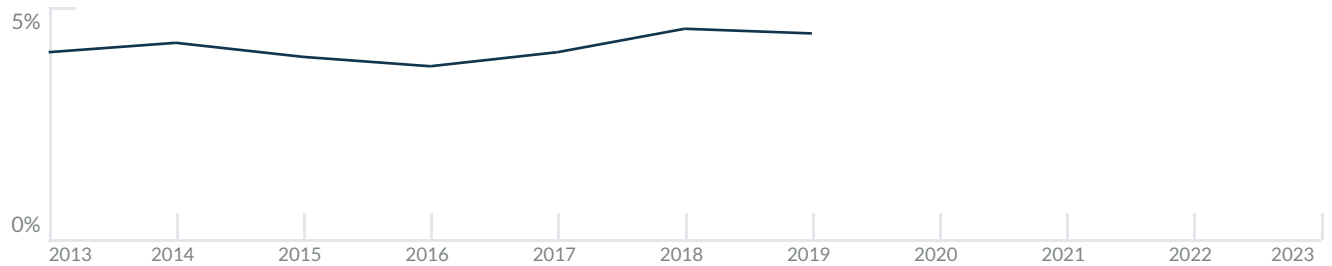


# Mortgage Rates

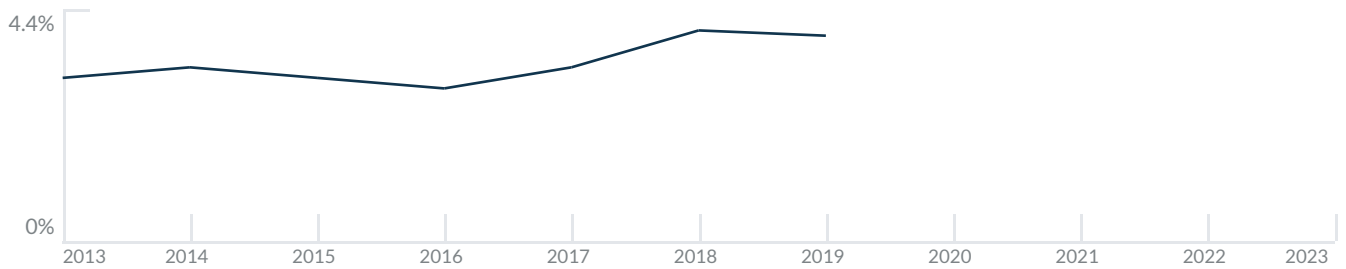
PER YEAR

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©

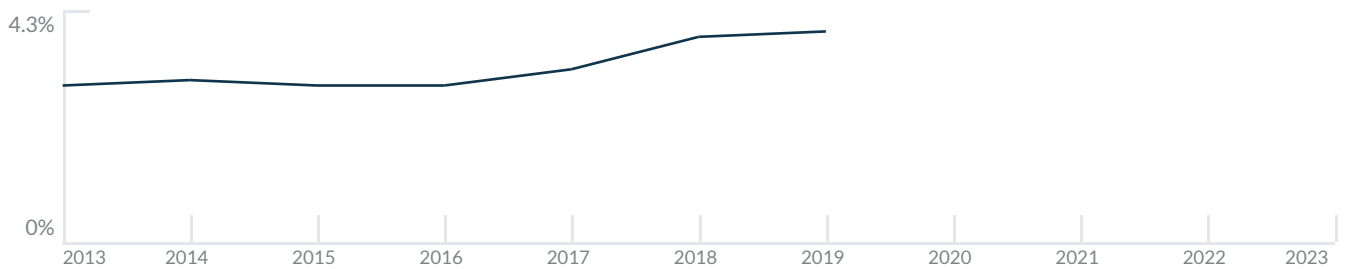
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

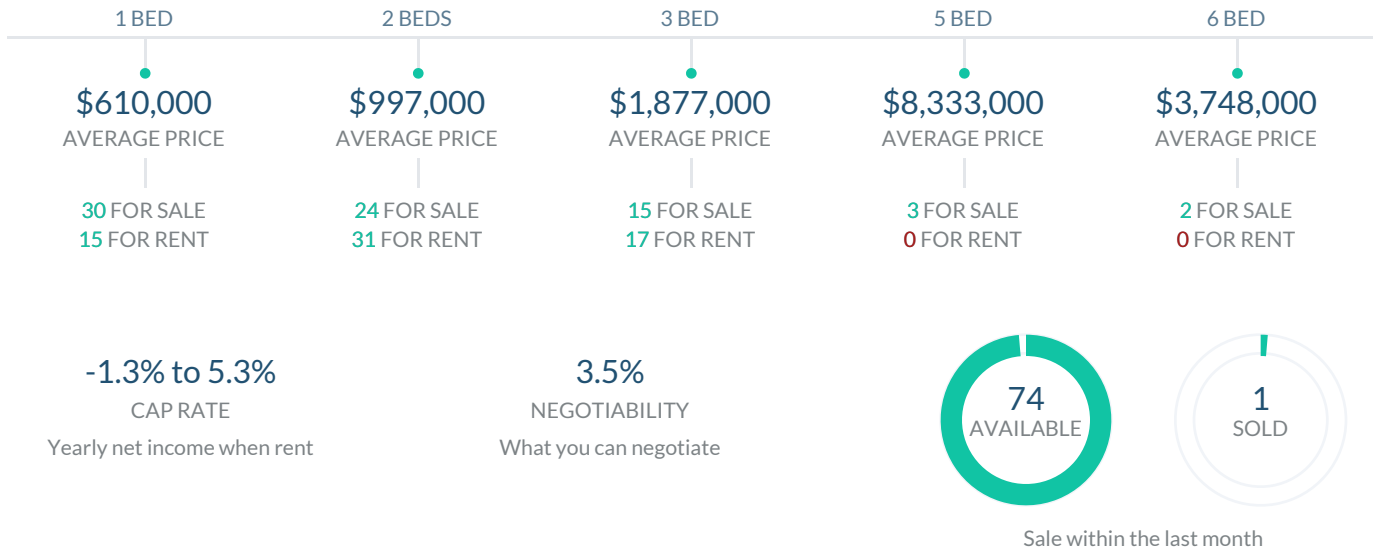
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies 10/10	Anna Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

# Insights

IN ARIA ON THE BAY

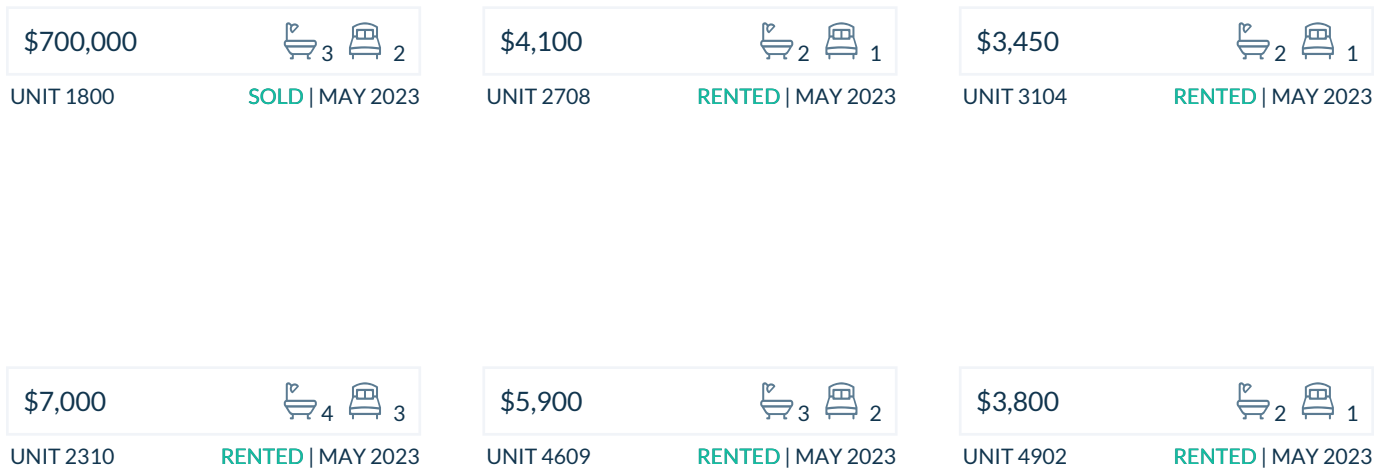
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN ARIA ON THE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1800	\$700,000	2/3	\$597.8	1,171	May 2023	471
1801	\$749,000	2/3	\$635.8	1,178	Apr 2023	30
917	\$799,000	2/3	\$554.5	1,441	Mar 2023	149
1705	\$495,000	1/2	\$666.2	743	Mar 2023	18
4106	\$700,000	1/2	\$715.0	979	Feb 2023	40
4115	\$2,250,000	3/4	\$1,115.0	2,018	Feb 2023	48
2301	\$780,000	2/3	\$662.1	1,178	Jan 2023	193
4510	\$1,240,000	3/4	\$778.9	1,592	Jan 2023	254
1508	\$585,000	2/2	\$658.8	888	Dec 2022	55
4105	\$539,900	1/2	\$726.6	743	Dec 2022	140
1111	\$799,000	2/3	\$663.1	1,205	Sep 2022	81
4108	\$655,000	1/2	\$737.6	888	Sep 2022	41
3808	\$599,000	1/2	\$674.5	888	Sep 2022	81
1808	\$585,000	1/2	\$658.8	888	Sep 2022	29
4101	\$730,000	2/3	\$619.7	1,178	Sep 2022	3
2903	\$480,000	1/2	\$632.4	759	Aug 2022	56
804	\$610,000	1/2	\$864.0	706	Aug 2022	95
3606	\$639,900	1/2	\$653.6	979	Jul 2022	48
2107	\$580,000	1/2	\$592.4	979	Jul 2022	67
4008	\$675,000	1/2	\$760.1	888	Jul 2022	35

## Rented

LAST 20 PROPERTIES RENTED IN ARIA ON THE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2708	\$4,100	1/2	\$4.6	888	May 2023	61
3104	\$3,450	1/2	\$4.6	745	May 2023	25
2310	\$7,000	3/4	\$4.4	1,592	May 2023	87
4609	\$5,900	2/3	\$4.7	1,257	May 2023	41
4902	\$3,800	1/2	\$5.0	766	May 2023	10
2909	\$6,100	2/3	\$3.8	1,592	Apr 2023	152
4510	\$7,500	3/4	\$4.7	1,592	Apr 2023	61
2000	\$5,500	2/3	\$4.7	1,171	Apr 2023	50
3911	\$7,000	2/3	\$6.0	1,161	Mar 2023	50
204	\$3,450	1/2	\$4.9	706	Mar 2023	84
5002	\$3,600	1/2	\$4.7	766	Mar 2023	23
1001	\$4,450	2/3	\$4.3	1,031	Mar 2023	63
4401	\$5,500	2/3	\$4.7	1,178	Mar 2023	39
1811	\$5,000	2/3	\$4.3	1,161	Mar 2023	97
3109	\$5,700	2/3	\$4.5	1,257	Mar 2023	130
802	\$3,700	1/1	\$4.7	794	Mar 2023	40
1007	\$3,350	1/2	\$4.4	758	Feb 2023	84
1607	\$4,000	1/2	\$4.1	979	Feb 2023	15
502	\$3,900	1/1	\$4.9	794	Feb 2023	52
3208	\$3,900	1/2	\$4.4	888	Feb 2023	50

## Currently Listed

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ACTIVE LISTINGS 1/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH15	\$8,500,000	5/7	\$1,772.3	4796	Aug 2022	ABDOLREZA...
PH04	\$1,285,000	2/3	N/A	N/A	Nov 2022	MAURICIO R...
PH15	\$8,500,000	5/7	\$1,772.3	4796	Jan 2023	ABDOLREZA...
PH04	\$1,285,000	2/3	N/A	N/A	Dec 2022	MAURICIO R...
PH15	\$7,998,000	5/7	\$1,667.6	4796	Mar 2023	ABDOLREZA...
PH02	\$4,300/mth	1/2	\$5.6	766	May 2023	SAUL GUTIER...
207	\$449,000	1/2	\$592.3	758	Jan 2023	N/A
208	\$7,900/mth	3/4	\$4.2	1865	Mar 2023	LLC. Margaret...
211	\$700,000	2/3	\$580.9	1205	Apr 2023	N/A
215	\$1,549,000	3/4	\$767.6	2018	Apr 2023	LLC. Margaret...
301	\$4,500/mth	2/3	\$4.4	1031	Feb 2023	N/A
307	\$450,900	1/2	\$594.9	758	Jan 2023	N/A
403	\$3,300/mth	1/2	\$4.3	774	May 2023	N/A
405	\$3,350/mth	1/2	\$4.7	710	May 2023	N/A
408	\$1,350,000	2/4	\$723.9	1865	May 2023	N/A
501	\$4,300/mth	2/3	\$4.2	1031	May 2023	CARLOS DELG...
503	\$3,800/mth	1/2	\$4.9	774	Nov 2022	N/A
506	\$5,500/mth	2/3	\$5.1	1079	May 2023	N/A
507	\$550,000	1/2	\$675.7	814	Mar 2023	N/A
508	\$11,000/mth	3/4	\$4.2	2600	Apr 2023	SAMUEL L CO...

## Currently Listed

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ACTIVE LISTINGS 2/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
601	\$5,000/mth	2/3	\$4.8	1031	May 2023	N/A
606	\$4,800/mth	2/3	\$4.4	1079	Feb 2023	N/A
701	\$4,350/mth	2/3	\$3.3	1312	Apr 2023	JAIRO SANCH...
717	\$5,300/mth	2/3	\$3.4	1565	Nov 2022	N/A
717	\$980,000	2/3	\$680.1	1441	Feb 2023	N/A
801	\$4,590/mth	2/3	\$4.5	1031	Dec 2022	NARAH MART...
801	\$749,999	2/3	\$727.4	1031	Feb 2023	NARAH MART...
801	\$749,000	2/3	N/A	N/A	Mar 2023	NARAH MART...
900	\$6,500/mth	3/3	\$4.1	1596	May 2023	N/A
1000	\$1,170,000	3/3	\$748.1	1564	May 2023	N/A
1007	\$3,400/mth	1/2	\$4.5	758	Nov 2022	N/A
1007	\$530,000	1/2	\$699.2	758	Apr 2023	N/A
1011	\$5,500/mth	2/3	\$4.6	1205	May 2023	MIGUEL PAR...
1101	\$4,200/mth	2/3	\$4.1	1031	May 2023	N/A
1109	\$4,700/mth	2/3	\$4.5	1038	Apr 2023	N/A
1215	\$2,549,000	3/4	\$1,263.1	2018	Nov 2022	THOMAS KRE...
1215	\$2,547,000	3/4	\$1,262.1	2018	May 2023	THOMAS KRE...
1412	\$14,000/mth	3/5	\$6.9	2018	Feb 2023	N/A
1507	\$620,000	1/2	\$633.3	979	May 2023	N/A
1515	\$1,950,000	3/4	\$966.3	2018	Nov 2022	N/A

## Currently Listed

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ACTIVE LISTINGS 3/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1600	\$5,200/mth	2/3	\$4.4	1171	Aug 2022	N/A
1610	\$1,299,000	3/4	\$816.0	1592	Apr 2023	N/A
1610	\$7,000/mth	3/4	\$4.4	1592	May 2023	N/A
1700	\$5,100/mth	2/3	\$4.3	1178	Nov 2022	N/A
1705	\$3,495/mth	1/2	\$4.7	743	Apr 2023	N/A
1709	\$949,000	2/3	\$755.0	1257	May 2023	N/A
1711	\$5,000/mth	2/3	\$4.3	1161	Nov 2022	N/A
1804	\$3,600/mth	1/2	\$4.8	745	Nov 2022	N/A
1805	\$505,000	1/2	\$679.7	743	Mar 2023	VIVIAN ADRI...
1815	\$11,000/mth	3/4	\$5.5	2018	Mar 2023	N/A
1815	\$12,000/mth	3/4	\$5.9	2018	May 2023	N/A
2003	\$460,000	1/2	\$606.1	759	Aug 2022	N/A
2104	\$3,650/mth	1/2	\$4.8	758	Apr 2023	N/A
2106	\$630,000	1/2	\$643.5	979	May 2023	NAUDY MART...
2109	\$6,000/mth	2/3	\$4.8	1257	Nov 2022	ROSA ELENA...
2109	\$6,000/mth	2/3	\$4.8	1257	Jan 2023	ROSA ELENA...
2112...	\$3,495,000	6/8	\$739.2	4728	Aug 2022	N/A
2204	\$580,000	1/2	\$778.5	745	May 2023	JOAQUIN JOS...
2210	\$6,800/mth	3/4	\$4.3	1592	May 2023	N/A
2211	\$5,950/mth	2/3	\$5.1	1161	Apr 2023	HAIGAZOM K...



## Currently Listed

ACTIVE LISTINGS 4/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2212	\$13,000/mth	3/4	\$5.5	2365	Apr 2023	FLOYD 2212 L...
2301	\$5,200/mth	2/3	\$4.4	1178	Jan 2023	CARLOS DELG...
2303	\$590,000	1/2	\$777.3	759	Feb 2023	GLADYS ELEN...
2315	\$13,000/mth	3/4	\$6.4	2018	Apr 2023	JF DEVELOP...
2315	\$2,200,000	3/4	\$1,090.2	2018	Apr 2023	JF DEVELOP...
2401	\$5,200/mth	2/3	\$4.4	1178	May 2023	N/A
2402	\$490,000	1/2	\$639.7	766	Apr 2023	N/A
2407	\$3,900/mth	1/2	\$4.0	979	Feb 2023	ANTONIO GA...
2512	\$9,000/mth	3/4	\$4.5	2018	Jan 2023	N/A
2601	\$729,000	2/3	\$618.8	1178	Apr 2023	MARIO SZWA...
2602	\$550,000	1/2	\$718.0	766	Nov 2022	N/A
2602	\$550,000	1/2	\$718.0	766	Dec 2022	N/A
2609	\$970,000	2/3	\$771.7	1257	Nov 2022	N/A
2609	\$970,000	2/3	\$771.7	1257	Feb 2023	N/A
2611	\$850,000	2/3	\$732.1	1161	Apr 2023	NABEEL ALI H...
2612...	\$4,000,000	6/5	\$846.0	4728	Nov 2022	TIMOTHY MO...
2711	\$5,300/mth	2/3	N/A	N/A	May 2023	N/A
2810	\$1,300,000	3/4	\$816.6	1592	Mar 2023	N/A
2915	\$11,000/mth	3/4	\$5.5	2018	Mar 2023	N/A
3000	\$883,700	2/3	\$754.7	1171	Mar 2023	N/A

## Currently Listed

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ACTIVE LISTINGS 5/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3002	\$3,495/mth	1/2	\$4.6	766	Mar 2023	ROGERIO CA...
3004	\$550,000	1/2	\$738.3	745	Mar 2023	LLC. Margaret...
3011	\$900,000	2/3	\$775.2	1161	Apr 2023	N/A
3100	\$820,000	2/3	\$700.3	1171	May 2023	N/A
3102	\$3,400/mth	1/2	\$4.4	766	May 2023	N/A
3110	\$8,000/mth	3/4	\$5.0	1592	Nov 2022	N/A
3115	\$16,000/mth	3/4	\$7.9	2018	May 2023	N/A
3410	\$1,300,000	3/4	\$816.6	1592	May 2023	N/A
3501	\$4,500/mth	2/3	\$3.8	1178	May 2023	
3505	\$549,888	1/2	\$740.1	743	Nov 2022	
3507	\$655,000	1/2	\$669.1	979	Jan 2023	N/A
3507	\$3,990/mth	1/2	\$4.1	979	Nov 2022	N/A
3507	\$639,000	1/2	\$652.7	979	Apr 2023	N/A
3604	\$550,000	1/2	\$738.3	745	Aug 2022	N/A
3605	\$590,000	1/2	\$794.1	743	Aug 2022	N/A
3605	\$549,000	1/2	\$738.9	743	Mar 2023	N/A
3611	\$7,500/mth	2/3	\$6.5	1161	Mar 2023	MARIA BELEN...
3706	\$625,000	1/2	\$638.4	979	Nov 2022	N/A
3708	\$668,000	1/2	\$752.3	888	Mar 2023	N/A
3711	\$950,000	2/3	\$818.3	1161	Mar 2023	CARLOS DELG...

## Currently Listed

ACTIVE LISTINGS 6/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3711	\$5,900/mth	2/3	\$5.1	1161	Apr 2023	CARLOS DELG...
3810	\$1,799,000	3/4	\$1,130.0	1592	Aug 2022	N/A
3905	\$4,500/mth	1/2	\$6.1	743	May 2023	RICARDO ANI...
3911	\$1,050,000	2/3	\$904.4	1161	Feb 2023	N/A
3912	\$2,500,000	3/4	\$1,238.9	2018	Apr 2023	N/A
4009	\$1,040,000	2/3	\$827.4	1257	Nov 2022	N/A
4009	\$5,500/mth	2/3	\$4.4	1257	Nov 2022	N/A
4010	\$1,499,000	3/4	\$941.6	1592	Nov 2022	N/A
4010	\$8,500/mth	3/4	\$5.3	1592	Nov 2022	N/A
4108	\$655,000	1/2	\$737.6	888	Nov 2022	N/A
4311	\$8,000/mth	2/3	\$6.9	1161	May 2023	N/A
4402	\$3,950/mth	1/2	\$5.2	766	Nov 2022	N/A
4406	\$750,000	1/2	\$766.1	979	Aug 2022	ONDABLU H...
4407	\$749,000	1/2	\$765.1	979	Nov 2022	N/A
4407	\$749,000	1/2	\$765.1	979	Aug 2022	N/A
4407	\$695,000	1/2	\$709.9	979	May 2023	N/A
4408	\$680,000	1/2	\$765.8	888	Nov 2022	N/A
4506	\$4,300/mth	1/2	\$4.4	979	May 2023	IRIS RACHEL...
4515	\$2,500,000	3/4	\$1,238.9	2018	Mar 2023	N/A
4601	\$830,000	2/3	\$704.6	1178	May 2023	N/A

## Currently Listed

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ACTIVE LISTINGS 7/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4601	\$5,500/mth	2/3	\$4.7	1178	May 2023	N/A
4609	\$1,200,000	2/3	\$954.7	1257	Feb 2023	N/A
4610	\$8,000/mth	3/4	\$5.0	1592	Apr 2023	N/A
4708	\$850,000	1/2	\$957.2	888	Jan 2023	N/A
4708	\$850,000	1/2	\$957.2	888	Mar 2023	N/A
4710	\$7,500/mth	3/4	\$4.7	1592	May 2023	RONALD MILL...
4810	\$1,398,000	3/4	\$884.8	1580	Apr 2023	FERNANDO...
4908	\$1,195,000	2/3	\$859.7	1390	Feb 2023	N/A
4908	\$1,100,000	2/3	\$791.4	1390	Feb 2023	N/A
4908	\$6,000/mth	2/3	\$4.3	1399	Mar 2023	N/A
4908	\$1,099,000	2/3	\$790.6	1390	Mar 2023	N/A
4909	\$5,550/mth	2/3	\$4.0	1390	May 2023	KALA JACKSON
5001	\$9,000/mth	2/3	\$7.6	1178	Nov 2022	LLC. Margaret...
5001	\$10,000/mth	2/3	\$8.5	1178	Feb 2023	LLC. Margaret...
5001	\$7,500/mth	2/3	\$6.4	1178	May 2023	LLC. Margaret...
5009	\$1,295,000	2/3	\$931.7	1390	Nov 2022	MARIUS FLOR...
5012	\$2,599,900	3/4	\$1,288.4	2018	May 2023	NANETTE ZEY...