

Market Report

December, 2022



Bath Club

5959 Collins Ave
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Bath Club 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 bathclubapartments.com.

Property Stats

POSTAL CODE 33140

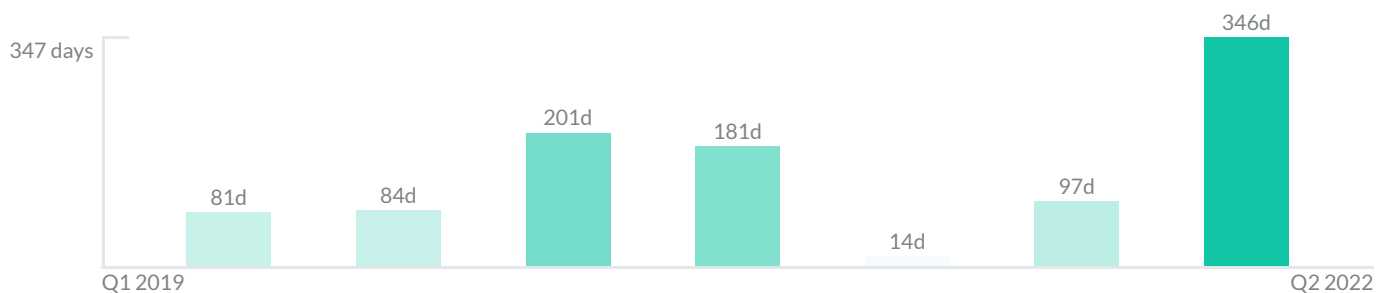
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

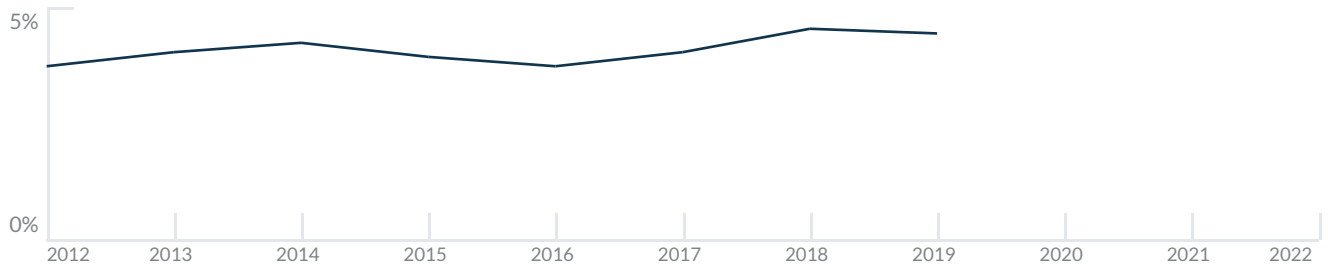


Mortgage Rates

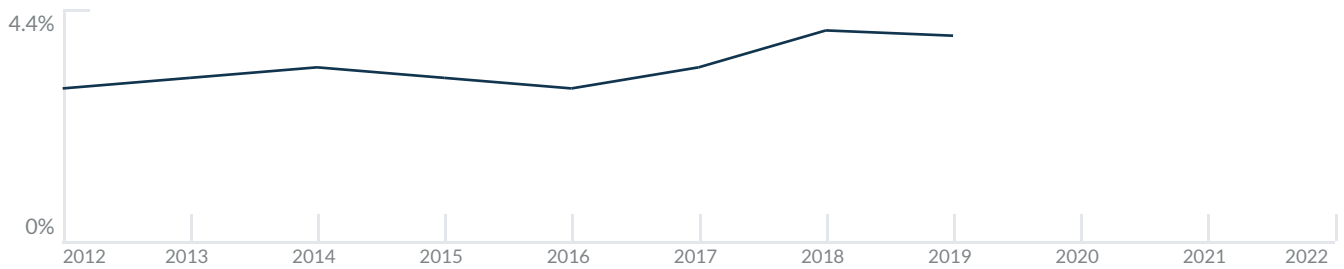
PER YEAR

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©

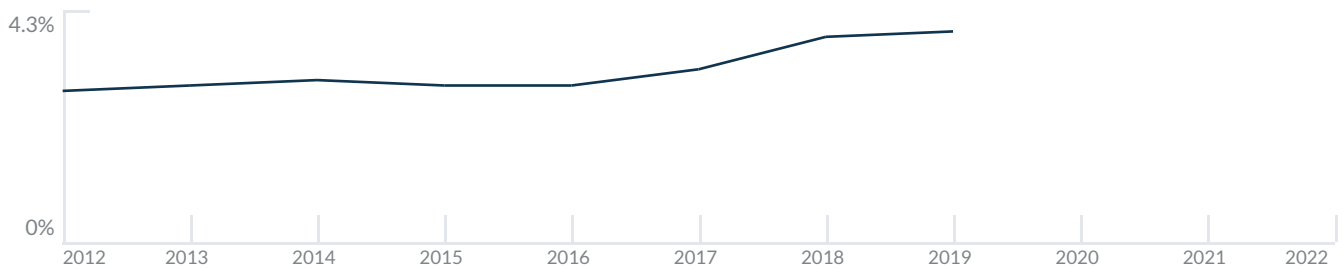
30 YEARS FIXED 4.4%



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 BATH CLUB

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

2 BEDS

\$2,592,000

AVERAGE PRICE

2 FOR SALE
0 FOR RENT

3 BED

\$4,333,000

AVERAGE PRICE

3 FOR SALE
2 FOR RENT

0.4% to 4.2%

CAP RATE

Yearly net income when rent

4.2%

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 Bath Club



\$1,850,000



UNIT 1008

SOLD | NOV 2022



\$35,000



UNIT 807

RENTED | NOV 2022



\$5,200,000



UNIT 1405

SOLD | APR 2022



\$5,795,000



UNIT 1605

SOLD | FEB 2022



\$1,700,000



UNIT 701

SOLD | DEC 2021



\$18,500



UNIT 1802

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN BATH CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1008	\$1,850,000	2/3	\$971.6	1,904	May 2022	346
1405	\$5,200,000	4/5	\$1,365.9	3,807	Mar 2022	81
1605	\$5,795,000	4/5	\$1,522.2	3,807	Jan 2022	112
701	\$1,700,000	2/4	\$825.6	2,059	Dec 2021	14
1402	\$3,300,000	3/4	\$1,283.0	2,572	May 2021	175
1202	\$2,849,000	3/4	\$1,107.7	2,572	Apr 2021	616
1003	\$3,750,000	3/5	\$1,030.2	3,640	Apr 2021	2
1502	\$3,100,000	3/4	\$1,205.3	2,572	Apr 2021	43
1101	\$1,495,000	2/4	\$726.1	2,059	Apr 2021	25
807	\$3,399,000	3/4	\$1,148.7	2,959	Apr 2021	224
1607	\$3,899,900	3/4	\$1,318.0	2,959	Mar 2021	44
1201	\$1,599,000	2/4	\$776.6	2,059	Mar 2021	93
1207	\$3,349,000	3/4	\$1,131.8	2,959	Mar 2021	16
1901/...	\$4,750,000	3/4	\$1,025.7	4,631	Mar 2021	430
1208	\$1,299,000	2/3	\$682.2	1,904	Feb 2021	588
PH	\$11,600,000	7/10	\$1,407.4	8,242	Feb 2021	34
1203	\$3,800,000	4/5	\$1,044.0	3,640	Aug 2020	84
607	\$2,195,000	3/4	\$741.8	2,959	Mar 2019	57
606	\$3,400,000	4/6	\$822.2	4,135	Feb 2019	119
1706	\$5,600,000	4/6	\$1,354.3	4,135	Feb 2019	68

Rented

LAST 20 PROPERTIES RENTED IN BATH CLUB

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
807	\$35,000	3/4	\$11.8	2,959	Apr 2022	33
1802	\$18,500	3/4	\$7.2	2,572	Jun 2021	10
PH20...	\$25,000	3/4	\$8.4	2,959	May 2021	1005
1503	\$17,500	3/5	\$4.8	3,640	May 2021	191
1606	\$22,000	4/6	\$5.3	4,135	May 2021	98
702	\$9,500	2/5	\$3.7	2,572	Feb 2021	421
1402	\$12,000	3/4	\$4.7	2,572	Jan 2021	80
PH20...	\$12,000	2/3	\$6.3	1,904	Dec 2020	28
1202	\$11,500	3/4	\$4.5	2,572	Oct 2020	129
1605	\$22,500	4/5	\$5.9	3,807	Oct 2020	911
1201	\$7,500	2/4	\$3.6	2,059	Aug 2020	126
1107	\$12,500	3/4	\$4.2	2,959	Mar 2020	36
1002	\$10,000	3/5	\$3.9	2,572	Mar 2020	116
1802	\$15,000	3/4	\$5.8	2,572	Dec 2019	282
1606	\$22,500	4/6	\$5.4	4,135	Nov 2019	148
1208	\$6,499	2/3	\$3.4	1,904	Nov 2019	193
1101	\$6,000	2/4	\$2.9	2,059	Oct 2019	229
1402	\$13,000	3/4	\$5.1	2,572	Oct 2019	196
1807	\$12,500	3/4	\$4.2	2,959	Jun 2019	26
1107	\$13,900	3/4	\$4.7	2,959	Jun 2019	178

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
702	\$3,350,000	3/6	\$1,302.5	2572	Nov 2022	BATH CLUB S...
1701	\$2,592,000	2/4	\$712.1	3640	Nov 2022	FRANK BUON...
1701	\$2,592,000	2/4	\$1,258.9	2059	Nov 2022	FRANK BUON...
1802	\$32,500/mth	3/4	\$12.6	2572	Nov 2022	KOHHANN YEE
1802	\$4,750,000	3/4	\$1,846.8	2572	Nov 2022	KOHHANN YEE
1802	\$32,500/mth	3/4	\$12.6	2572	Nov 2022	KOHHANN YEE
1807	\$4,899,000	3/4	\$1,655.6	2959	Nov 2022	