

# Market Report

March, 2019



## Marina Blue

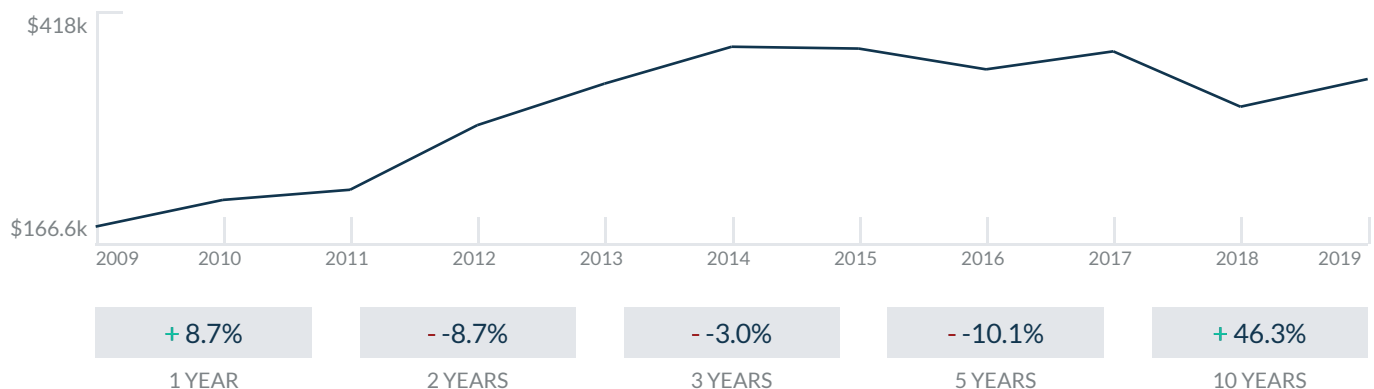
888 Biscayne BLVD  
Miami, FL 33132

Every month we compile this comprehensive market report focus on Marina Blue 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 [marinabluecondosforsale.com](http://marinabluecondosforsale.com).

## Property Stats

POSTAL CODE 33132

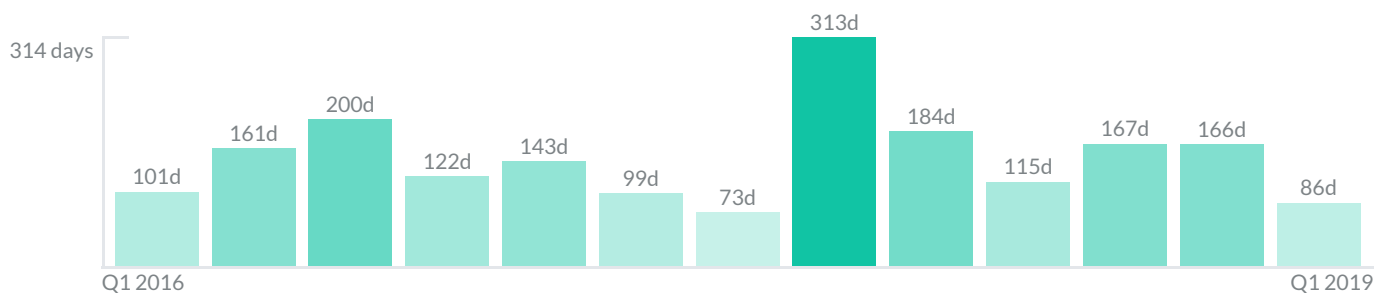
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

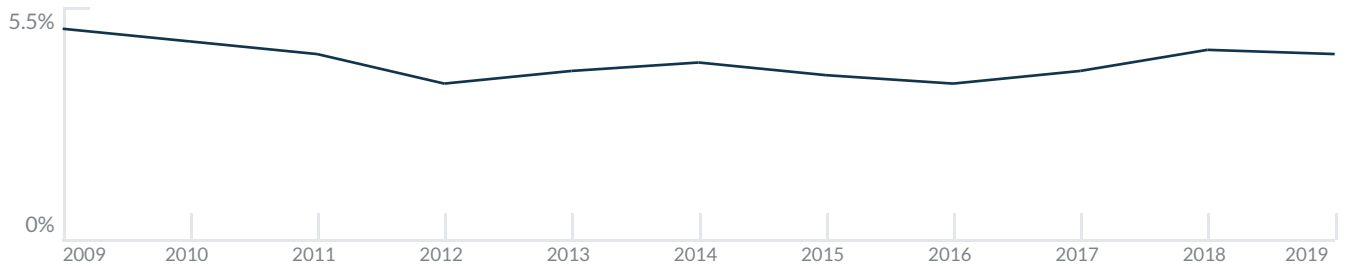


# Mortgage Rates

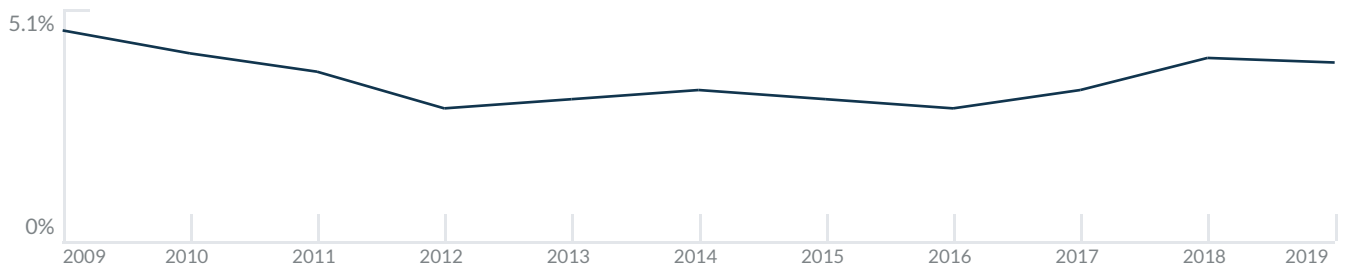
PER YEAR

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	Adria Dugan Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

# Insights

IN MARINA BLUE

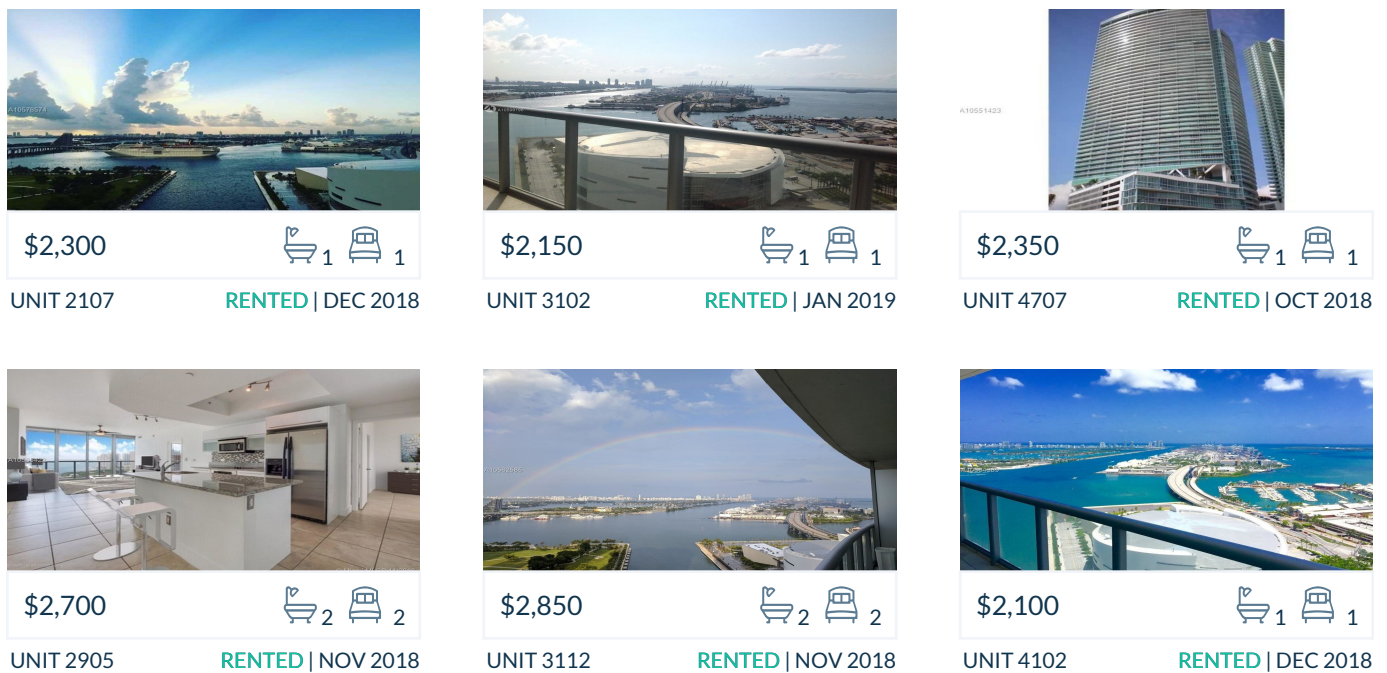
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Marina Blue



## Sold

LAST 20 PROPERTIES SOLD IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2910	\$325,000	1/1	\$384.6	845	Feb 2019	10
1604	\$475,000	2/2	\$393.2	1,208	Feb 2019	178
2612	\$500,000	2/2	\$379.4	1,318	Jan 2019	115
3709	\$510,000	2/2	\$385.5	1,323	Jan 2019	41
4006	\$379,900	1/1	\$400.7	948	Dec 2018	28
2103	\$375,000	1/1	\$397.7	943	Dec 2018	130
906	\$599,000	2/2	\$391.2	1,531	Dec 2018	30
5001	\$590,000	2/2	\$448.7	1,315	Nov 2018	10
3106	\$455,000	1/1	\$480.0	948	Nov 2018	99
4510	\$595,000	2/2	\$474.1	1,255	Nov 2018	180
3704	\$475,000	2/2	\$393.2	1,208	Oct 2018	726
2712	\$515,000	2/2	\$390.7	1,318	Oct 2018	123
3710	\$383,250	1/1	\$453.6	845	Sep 2018	114
4704	\$515,000	2/2	\$426.3	1,208	Sep 2018	198
2110	\$349,111	1/1	\$413.1	845	Sep 2018	126
4905	\$508,000	2/2	\$424.0	1,198	Sep 2018	413
511	\$335,000	1/1	\$396.4	845	Aug 2018	74
3301	\$469,000	2/2	\$356.7	1,315	Aug 2018	258
1903	\$375,000	1/1	\$397.7	943	Jul 2018	20
2403	\$390,000	1/1	\$413.6	943	Jul 2018	133

## Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2107	\$2,300	1/1	\$2.8	833	Mar 2019	90
4707	\$2,350	1/1	\$2.8	833	Feb 2019	142
3102	\$2,150	1/1	\$2.6	843	Feb 2019	9
2905	\$2,700	2/2	\$2.3	1,198	Feb 2019	117
3112	\$2,850	2/2	\$2.2	1,318	Feb 2019	91
4102	\$2,100	1/1	\$2.5	843	Feb 2019	61
3509	\$3,250	2/2	\$2.5	1,323	Feb 2019	52
2103	\$2,500	1/1	\$2.7	943	Feb 2019	20
412	\$2,600	2/2	\$2.0	1,327	Feb 2019	168
4211	\$2,250	1/1	\$2.7	845	Feb 2019	102
5302	\$3,500	2/2	\$2.6	1,331	Feb 2019	35
3611	\$2,250	1/1	\$2.7	845	Jan 2019	121
4012	\$3,000	2/2	\$2.3	1,318	Jan 2019	3
3605	\$2,850	2/2	\$2.2	1,322	Jan 2019	79
4309	\$3,000	2/2	\$2.3	1,323	Jan 2019	156
4402	\$2,300	1/1	\$2.7	843	Jan 2019	12
1906	\$2,399	1/1	\$2.5	948	Jan 2019	121
4706	\$2,750	1/1	\$2.9	948	Jan 2019	23
4208	\$3,750	2/2	\$2.8	1,334	Dec 2018	91
2605	\$2,850	2/2	\$2.4	1,208	Dec 2018	32

## Currently Listed

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ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH57...	\$15,900/mth	4/4	\$3.5	4498	Sep 2018	N/A
N/A	\$2,900/mth	2/2	\$2.2	1310	Feb 2019	N/A
310	\$340,000	1/1	N/A	N/A	Aug 2018	N/A
409	\$475,000	2/2	\$389.3	1220	Oct 2017	N/A
410	\$325,000	1/1	\$384.6	845	Dec 2018	N/A
412	\$459,000	2/2	\$345.9	1327	Sep 2018	N/A
509	\$2,700/mth	2/2	\$2.2	1220	Jan 2019	N/A
610	\$355,000	1/1	\$420.1	845	Dec 2018	N/A
612	\$470,000	2/2	\$354.2	1327	Feb 2018	N/A
706	\$585,000	2/2	N/A	N/A	Feb 2019	N/A
811	\$329,000	1/1	\$389.3	845	May 2018	HAYDEE HER...
811	\$1,999/mth	1/1	\$2.4	845	Oct 2018	N/A
812	\$479,999	2/2	\$361.7	1327	Sep 2018	N/A
1102	\$435,000	1/1	\$426.1	1021	Jul 2018	N/A
1103	\$2,575/mth	1/1	\$2.6	982	Dec 2018	N/A
1112	\$435,000	2/2	\$327.8	1327	Oct 2018	N/A
1112	\$2,900/mth	2/2	\$2.2	1327	Feb 2019	N/A
1702	\$345,000	1/1	\$409.3	843	Aug 2018	JOSE MAXIMI...
1709	\$518,000	2/2	\$391.5	1323	Aug 2018	N/A
1710	\$2,250/mth	1/1	\$2.7	845	Jan 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1803	\$384,000	1/1	\$407.2	943	Sep 2018	N/A
1803	\$2,290/mth	2/1	\$2.4	943	Feb 2019	N/A
1805	\$495,000	2/2	\$374.4	1322	Feb 2019	N/A
1811	\$2,300/mth	1/1	\$2.7	845	Oct 2018	N/A
2001	\$2,900/mth	2/2	\$2.2	1315	Feb 2019	N/A
2005	\$2,700/mth	2/2	\$2.3	1198	Dec 2018	N/A
2006	\$2,475/mth	2/1	\$2.6	948	Feb 2019	N/A
2104	\$530,000	2/2	\$438.7	1208	Sep 2018	N/A
2111	\$365,000	1/1	\$432.0	845	May 2017	N/A
2201	\$490,000	2/2	\$372.6	1315	Sep 2018	N/A
2207	\$2,250/mth	1/1	\$2.7	833	Dec 2018	N/A
2404	\$474,000	2/2	\$392.4	1208	Oct 2018	N/A
2407	\$375,000	1/1	\$450.2	833	Jun 2017	MIGUELA ME...
2409	\$2,825/mth	2/2	\$2.1	1323	Jan 2019	N/A
2412	\$479,000	2/2	\$363.4	1318	Mar 2018	PETER SANTA...
2507	\$2,400/mth	1/1	\$2.9	833	Feb 2019	N/A
2510	\$2,250/mth	1/1	\$2.7	845	Jan 2019	N/A
2612	\$2,895/mth	2/2	\$2.2	1318	Feb 2019	N/A
2803	\$385,000	1/1	\$408.3	943	Jan 2019	N/A
2909	\$630,000	2/2	\$476.2	1323	Jan 2015	GUIDO MAZZ...

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3003	\$425,000	1/1	\$450.7	943	Jan 2017	CAPA INC C/...
3009	\$587,600	2/2	\$444.1	1323	May 2018	N/A
3103	\$399,000	1/1	\$423.1	943	Apr 2018	YMA ILANA P...
3205	\$590,000	2/2	\$492.5	1198	Feb 2017	SANDRA ZAF...
3209	\$559,000	2/2	\$422.5	1323	May 2017	N/A
3401	\$525,000	2/2	\$399.2	1315	Nov 2018	N/A
3405	\$525,000	2/2	\$438.2	1198	Aug 2018	N/A
3406	\$2,550/mth	1/1	\$2.7	948	Jan 2019	N/A
3605	\$650,000	2/2	\$491.7	1322	Mar 2018	N/A
3609	\$525,000	2/2	\$396.8	1323	Feb 2019	N/A
3704	\$2,800/mth	2/2	\$2.3	1208	Feb 2019	N/A
3712	\$3,000/mth	2/2	\$2.3	1318	Dec 2018	N/A
3908	\$640,000	2/2	\$479.8	1334	Jan 2019	N/A
3912	\$490,000	2/2	\$371.8	1318	Dec 2018	N/A
4001	\$530,000	2/2	\$403.0	1315	May 2018	N/A
4003	\$410,000	1/1	\$434.8	943	Dec 2018	N/A
4105	\$3,000/mth	2/2	\$2.5	1198	Jul 2018	LAGASTAR S A
4204	\$635,000	2/2	\$525.7	1208	Nov 2017	N/A
4210	\$2,350/mth	1/1	\$2.8	845	Jan 2019	N/A
4212	\$648,000	2/2	\$491.7	1318	Sep 2016	N/A



## Currently Listed

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ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4212	\$3,000/mth	2/2	\$2.3	1318	Jan 2019	N/A
4301	\$525,000	2/2	\$399.2	1315	Apr 2017	FRANCESCO...
4304	\$2,800/mth	2/2	\$2.3	1208	Jan 2019	N/A
4509	\$4,000/mth	2/2	\$2.3	1759	Jul 2018	N/A
4512	\$3,300/mth	2/2	\$2.5	1318	Nov 2018	N/A
4604	\$3,080/mth	2/2	\$2.5	1208	Mar 2019	N/A
4606	\$430,000	1/1	\$453.6	948	Nov 2018	N/A
4608	\$699,000	2/2	\$524.0	1334	Oct 2018	N/A
4709	\$879,000	2/2	\$501.1	1754	Mar 2018	N/A
4810	\$630,000	2/2	\$502.0	1255	Nov 2018	N/A
5004	\$499,000	2/2	\$413.1	1208	Jan 2019	N/A
5005	\$550,000	2/2	\$458.3	1200	Aug 2017	N/A
5005	\$3,000/mth	2/2	\$2.5	1200	Jan 2019	N/A
5101	\$600,000	2/2	\$456.3	1315	Jun 2018	RAFFAELE PE...
5103	\$430,000	1/1	\$455.0	945	Dec 2018	N/A
5104	\$565,000	2/2	\$467.7	1208	Nov 2016	N/A
5111	\$1,800,000	3/3	\$821.2	2192	Aug 2018	N/A
5202	\$590,000	2/2	\$443.3	1331	Oct 2017	N/A
5208	\$835,000	2/2	\$625.9	1334	Jan 2017	N/A
5208	\$3,850/mth	2/2	\$2.9	1334	Jan 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5501	\$539,000	2/2	\$409.9	1315	Dec 2018	N/A
5502	\$650,000	2/2	\$488.4	1331	Jan 2019	N/A
5502	\$3,200/mth	2/2	\$2.4	1331	Jan 2019	N/A
5507	\$1,475,000	3/3	\$553.9	2663	Sep 2018	N/A
5608	\$893,000	2/2	\$669.9	1333	Oct 2015	N/A
5701	\$1,100,000	2/2	\$561.5	1959	Aug 2018	N/A