

Market Report

September, 2020



Marina Blue

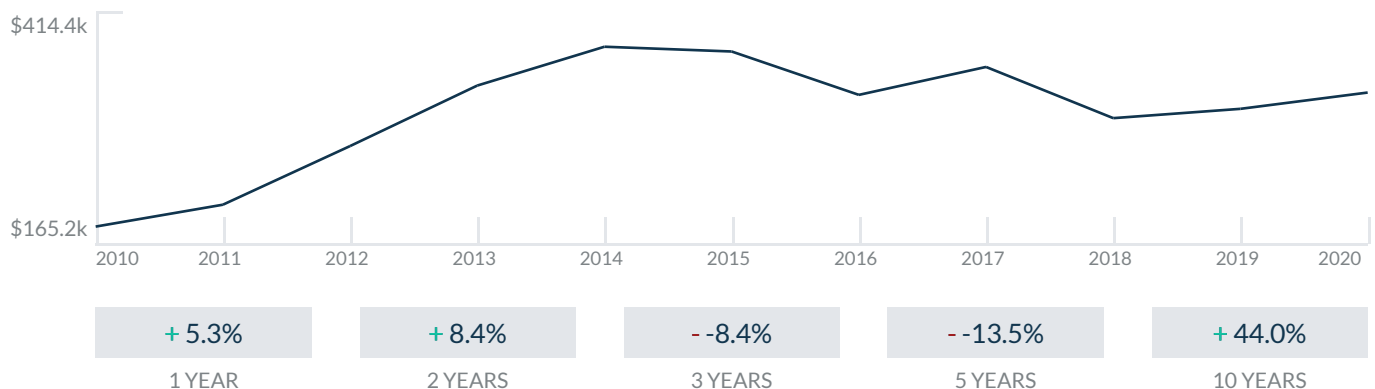
888 Biscayne BLVD
Miami, FL 33132

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.

Property Stats

POSTAL CODE 33132

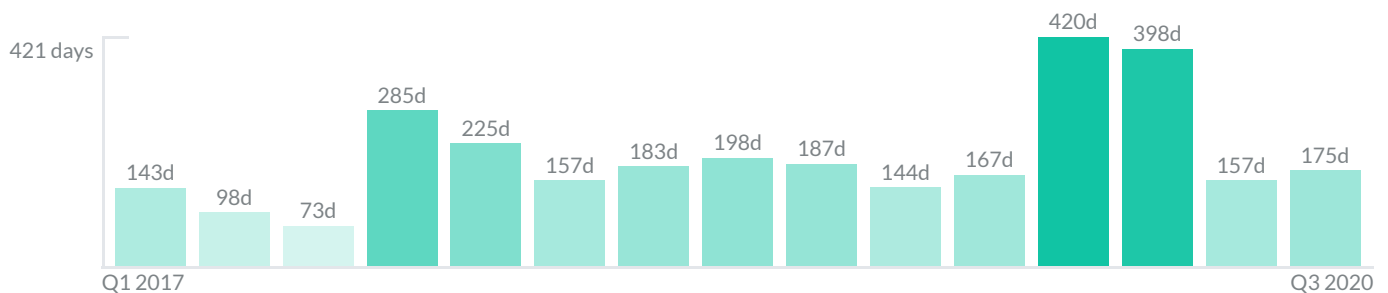
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

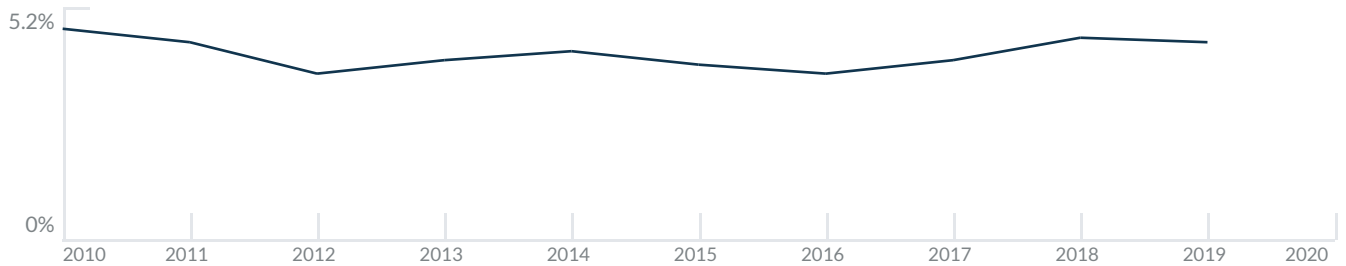


Mortgage Rates

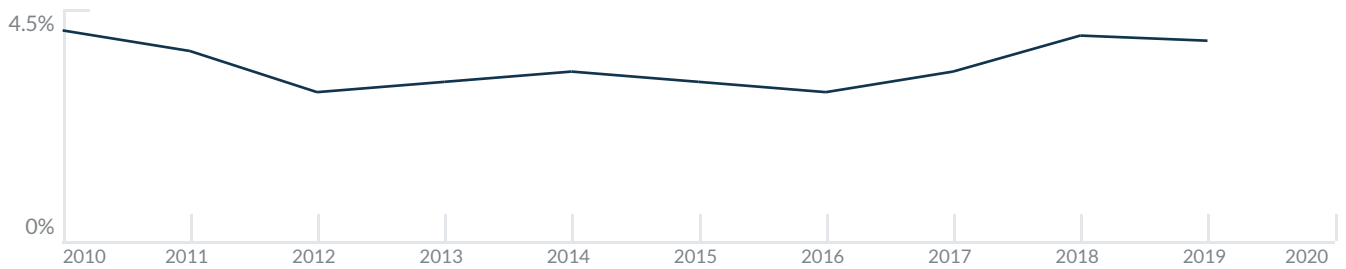
PER YEAR

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©

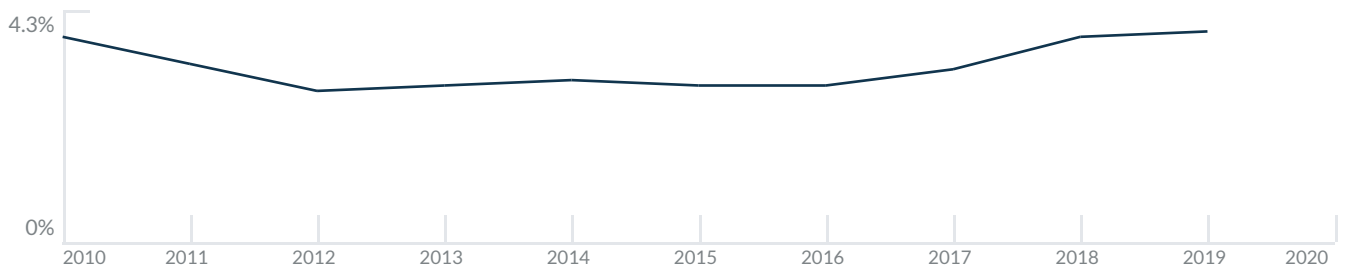
30 YEARS FIXED 4.4%



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
Alpha Charter Of Aspire For Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

Insights

IN MARINA BLUE

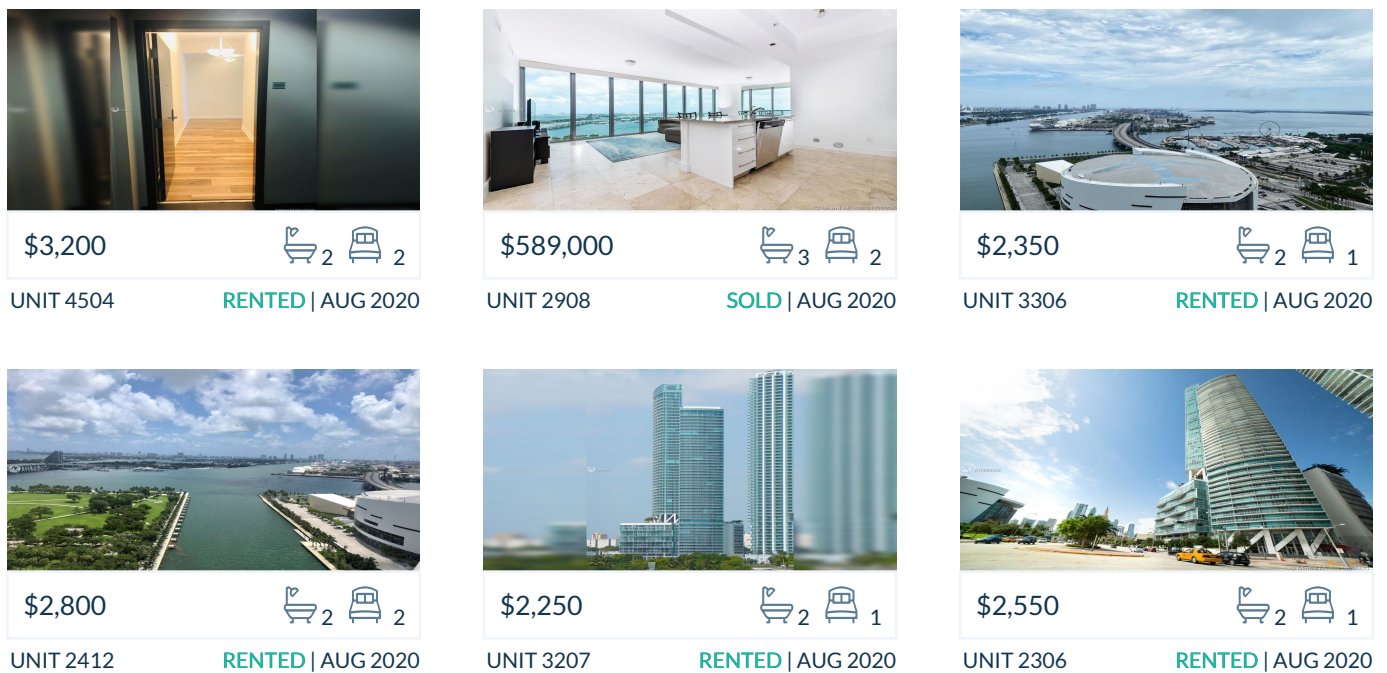
Below the average listing prices of available unit per property type.



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
2908	\$589,000	2/3	\$441.5	1,334	Aug 2020	203
3402	\$339,000	1/2	\$402.1	843	Aug 2020	191
5007	\$369,000	1/2	N/A	N/A	Jul 2020	68
2605	\$450,000	2/2	\$375.6	1,198	Jul 2020	237
2112	\$485,900	2/2	\$368.7	1,318	Jun 2020	44
3702	\$345,000	1/2	\$409.3	843	Jun 2020	46
3401	\$469,000	2/2	\$356.7	1,315	May 2020	154
4003	\$380,000	1/2	\$403.0	943	Apr 2020	434
1209	\$410,000	1/2	\$336.1	1,220	Apr 2020	105
3003	\$350,000	1/2	\$371.2	943	Mar 2020	1126
710	\$339,000	1/2	\$401.2	845	Mar 2020	173
4301	\$499,000	2/2	\$379.5	1,315	Mar 2020	1034
1102	\$400,000	1/2	\$391.8	1,021	Mar 2020	592
2207	\$335,000	1/2	\$402.2	833	Mar 2020	211
4006	\$425,000	1/2	\$448.3	948	Feb 2020	6
5408	\$625,000	2/2	\$468.9	1,333	Feb 2020	77
3908	\$590,000	2/3	\$442.3	1,334	Jan 2020	318
1906	\$389,000	1/2	\$410.3	948	Jan 2020	47
4602	\$385,000	1/2	\$456.7	843	Dec 2019	97
5008	\$670,000	2/3	\$502.2	1,334	Dec 2019	85

Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4504	\$3,200	2/2	\$2.6	1,208	Aug 2020	10
3306	\$2,350	1/2	\$2.5	948	Aug 2020	41
2412	\$2,800	2/2	\$2.1	1,318	Aug 2020	15
3207	\$2,250	1/2	\$2.7	833	Aug 2020	22
2306	\$2,550	1/2	\$2.7	948	Aug 2020	54
4112	\$3,200	2/2	\$2.4	1,318	Aug 2020	94
2003	\$2,400	1/2	\$2.5	943	Jul 2020	39
4406	\$2,400	1/2	\$2.5	948	Jul 2020	4
5012	\$3,300	2/2	\$2.5	1,318	Jul 2020	42
2308	\$4,000	2/3	\$3.0	1,334	Jul 2020	52
2912	\$3,000	2/2	\$2.3	1,318	Jul 2020	32
5507	\$4,950	3/4	\$1.9	2,663	Jul 2020	5
3506	\$2,800	1/2	\$3.0	948	Jul 2020	104
4604	\$3,100	2/2	\$2.6	1,208	Jul 2020	3
4412	\$3,250	2/3	\$2.5	1,323	Jun 2020	78
2607	\$2,200	1/2	\$2.6	833	Jun 2020	4
3707	\$2,300	1/2	\$2.8	833	Jun 2020	31
2507	\$2,200	1/2	\$2.6	833	May 2020	28
312	\$2,600	2/2	\$2.0	1,327	May 2020	49
2911	\$2,400	1/2	\$2.8	845	May 2020	79

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH57...	\$16,900/mth	4/4	\$3.8	4498	Jul 2020	ALAIN BERDO...
611	\$2,000/mth	1/2	\$2.4	845	Aug 2020	EDIBERTO RA...
612	\$2,600/mth	2/2	\$2.0	1327	Aug 2020	JORGE MATT...
901	\$2,600/mth	1/2	N/A	N/A	Aug 2020	N/A
911	\$2,150/mth	1/2	\$2.5	845	Aug 2020	N/A
1010	\$2,250/mth	1/2	\$2.7	845	Aug 2020	N/A
1010	\$360,000	1/2	\$426.0	845	Aug 2020	N/A
1103	\$475,000	1/2	\$483.7	982	Aug 2020	JOEL CUCCIO
1112	\$435,000	2/2	\$327.8	1327	Jul 2020	JEREMY NOR...
1601	\$480,000	2/2	\$365.0	1315	Jul 2020	JORGE E MAT...
1603	\$2,550/mth	1/2	\$2.7	943	Aug 2020	
1712	\$549,900	2/2	\$417.2	1318	Aug 2020	
1802	\$365,000	1/2	\$433.0	843	Aug 2020	NECTARIO UR...
1803	\$388,000	1/2	N/A	N/A	Jul 2020	HECTOR BAR...
1805	\$3,000/mth	2/2	\$2.3	1322	Jul 2020	JORGE MATT...
1905	\$480,000	2/2	\$400.7	1198	Aug 2020	RITA ALBERG...
2009	\$3,250/mth	2/3	\$2.5	1323	Aug 2020	N/A
2101	\$500,000	2/2	\$380.2	1315	Aug 2020	FRANCISCO B...
2105	\$489,990	3/2	\$370.6	1322	Jul 2020	JEFFREY LAN...
2106	\$395,000	1/2	\$416.7	948	Jul 2020	BARBARA ZA...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2201	\$485,000	2/2	\$368.8	1315	Aug 2020	N/A
2305	\$3,300/mth	2/2	\$2.8	1198	Aug 2020	N/A
2309	\$3,100/mth	2/3	\$2.4	1318	Aug 2020	HUGO C WITT...
2701	\$3,000/mth	2/2	\$2.3	1315	Aug 2020	JORGE MATT...
2709	\$3,300/mth	2/3	\$2.5	1323	Aug 2020	ENRICO RICCI
3101	\$469,000	2/2	\$356.7	1315	Aug 2020	YURI GOLDBE...
3608	\$3,700/mth	2/3	\$2.8	1334	Aug 2020	PAOLO GABRI...
3803	\$2,550/mth	1/2	\$2.7	943	Jul 2020	SAMER NAOS...
3812	\$3,100/mth	2/2	\$2.4	1318	Aug 2020	
4105	\$3,100/mth	2/2	\$2.6	1198	Aug 2020	LAGASTAR S A
4109	\$3,200/mth	2/3	\$2.4	1323	Aug 2020	N/A
4204	\$3,300/mth	2/2	\$2.7	1208	Jul 2020	N/A
4401	\$3,100/mth	2/2	\$2.4	1315	Aug 2020	BLAIR RUSSEL...
4606	\$415,000	1/2	\$437.8	948	Jul 2020	SCOTT AMES...
4712	\$525,000	2/2	\$398.3	1318	Aug 2020	BEZUL ABUANI
4810	\$630,000	2/3	\$502.0	1255	Aug 2020	BIAGIO RAVO...
4910	\$549,000	2/3	\$437.5	1255	Aug 2020	JEANETTE AB...
5105	\$3,200/mth	2/2	\$2.4	1322	Aug 2020	N/A
5108	\$680,000	2/2	\$509.7	1334	Aug 2020	
5507	\$1,198,000	3/4	\$449.9	2663	Jul 2020	MARINA AZU...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5701	\$1,025,000	2/2	\$523.2	1959	Jul 2020	JORGE MATT...