

Market Report

November, 2020



Marina Blue

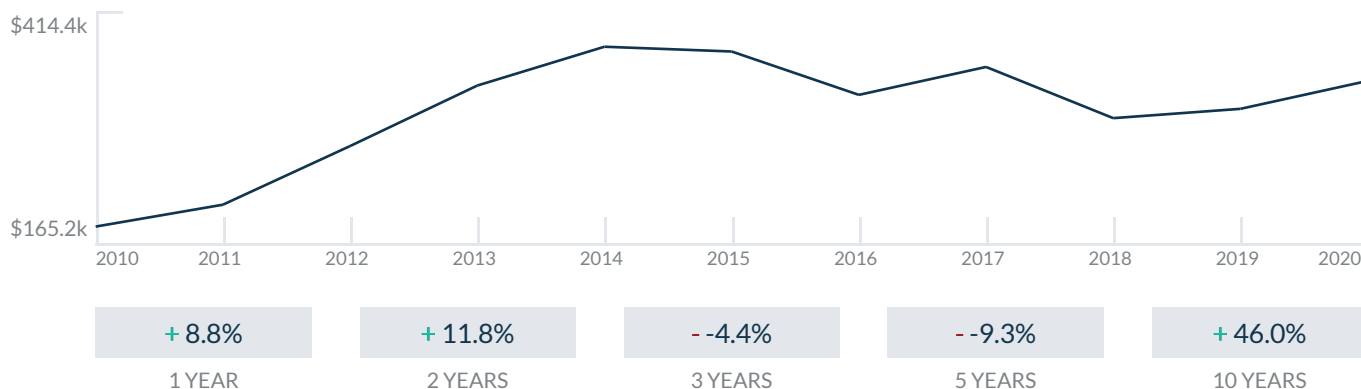
888 Biscayne BLVD
Miami, FL 33132

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

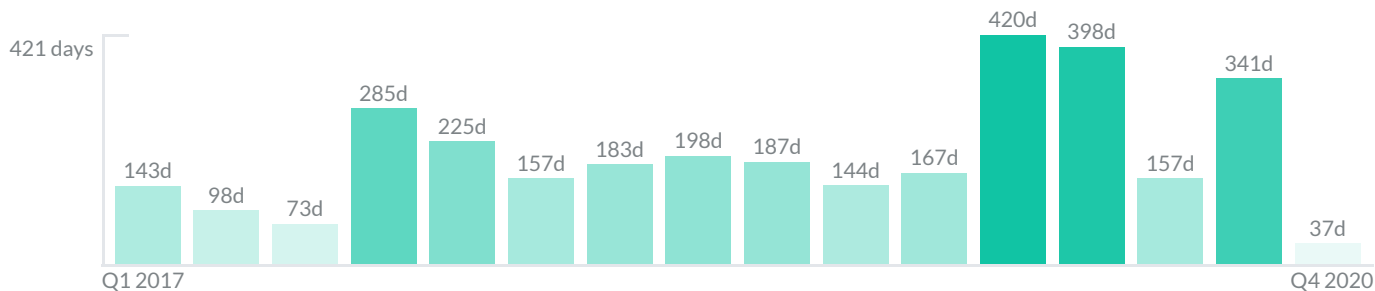
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

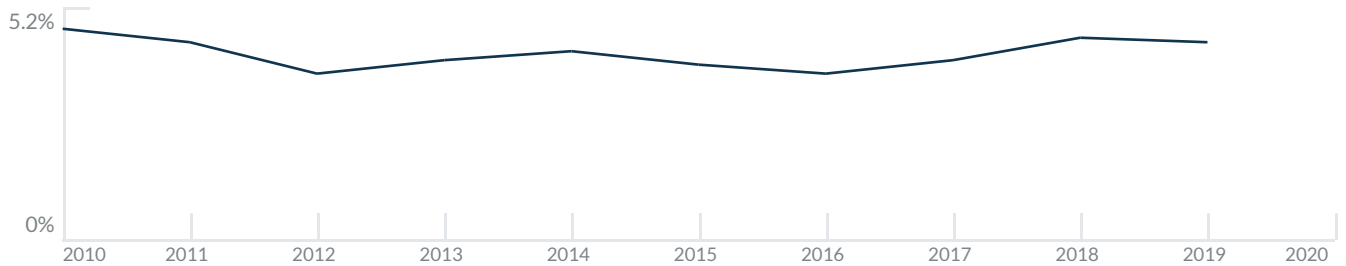


Mortgage Rates

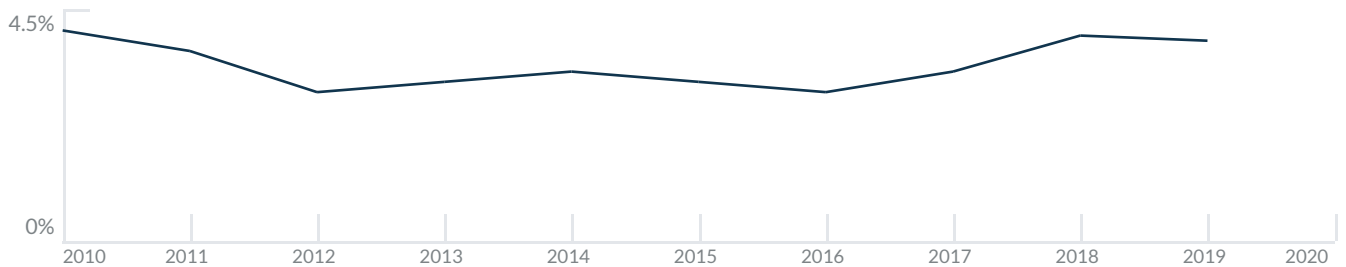
PER YEAR

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 Engenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

Insights

IN MARINA BLUE

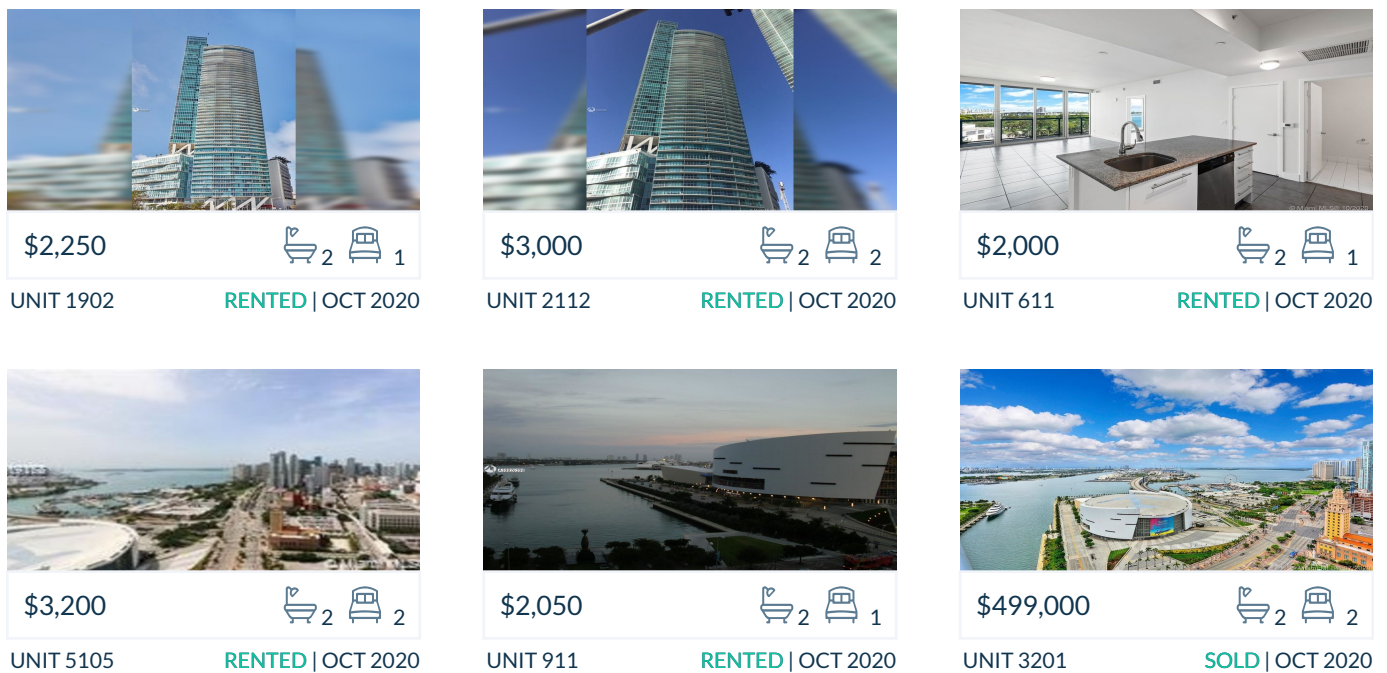
Below the average listing prices of available unit per property type.



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
3201	\$499,000	2/2	\$379.5	1,315	Oct 2020	68
3803	\$399,000	1/2	\$423.1	943	Oct 2020	39
5108	\$680,000	2/2	\$509.7	1,334	Oct 2020	4
3507	\$385,000	1/2	\$462.2	833	Sep 2020	47
1803	\$388,000	1/2	\$411.5	943	Sep 2020	41
5208	\$690,000	2/2	\$517.2	1,334	Sep 2020	1601
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

Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1902	\$2,250	1/2	\$2.7	843	Oct 2020	40
2112	\$3,000	2/2	\$2.3	1,318	Oct 2020	39
611	\$2,000	1/2	\$2.4	845	Oct 2020	10
5105	\$3,200	2/2	\$2.4	1,322	Oct 2020	43
911	\$2,050	1/2	\$2.4	845	Oct 2020	53
3608	\$3,700	2/3	\$2.8	1,334	Oct 2020	29
4401	\$3,100	2/2	\$2.4	1,315	Oct 2020	46
4109	\$3,200	2/3	\$2.4	1,323	Oct 2020	119
1907	\$2,200	1/2	\$2.6	833	Oct 2020	27
2210	\$2,200	1/2	\$2.6	845	Sep 2020	76
2107	\$2,200	1/2	\$2.6	833	Sep 2020	21
411	\$2,150	1/2	\$2.5	845	Sep 2020	8
3812	\$3,100	2/2	\$2.4	1,318	Sep 2020	41
3601	\$3,200	2/2	\$2.4	1,315	Sep 2020	48
4007	\$2,600	1/2	\$3.1	833	Sep 2020	114
3102	\$2,240	1/2	\$2.7	843	Sep 2020	34
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

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU6	\$349,000	0/0	N/A	N/A	Sep 2020	
PH57...	\$16,900/mth	4/4	\$3.8	4498	Sep 2020	ALAIN BERDO...
309	\$450,000	2/2	N/A	N/A	Sep 2020	JORGE MATT...
611	\$2,000/mth	1/2	\$2.4	845	Sep 2020	EDIBERTO RA...
612	\$2,600/mth	2/2	\$2.0	1327	Sep 2020	JORGE MATT...
901	\$480,000	1/2	\$435.2	1103	Sep 2020	ANNA PEREZ
909	\$465,000	2/2	N/A	N/A	Sep 2020	JORGE MATT...
1010	\$2,250/mth	1/2	\$2.7	845	Sep 2020	N/A
1010	\$360,000	1/2	\$426.0	845	Sep 2020	N/A
1010	\$2,250/mth	1/2	\$2.7	845	Oct 2020	N/A
1012	\$430,000	2/2	N/A	N/A	Sep 2020	JORGE MATT...
1103	\$449,000	1/2	\$457.2	982	Sep 2020	JOEL CUCCIO
1112	\$445,000	2/2	\$335.3	1327	Sep 2020	JEREMY NOR...
1112	\$435,000	2/2	\$327.8	1327	Sep 2020	JEREMY NOR...
1210	\$355,000	1/2	\$420.1	845	Oct 2020	ANTONIO DI...
1601	\$480,000	2/2	\$365.0	1315	Sep 2020	JORGE E MAT...
1601	\$2,950/mth	2/2	\$2.2	1315	Oct 2020	JORGE E MAT...
1712	\$549,900	2/2	\$417.2	1318	Sep 2020	
1801	\$2,950/mth	2/2	\$2.2	1315	Sep 2020	MARCELA PE...
1802	\$365,000	1/2	\$433.0	843	Sep 2020	NECTARIO UR...

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1802	\$2,300/mth	1/2	\$2.7	843	Sep 2020	NECTARIO UR...
1802	\$365,000	1/2	\$433.0	843	Oct 2020	NECTARIO UR...
1805	\$3,000/mth	2/2	\$2.3	1322	Sep 2020	JORGE MATT...
1811	\$415,000	1/2	\$491.1	845	Oct 2020	MAXIMA S BE...
1905	\$505,000	2/2	\$421.5	1198	Sep 2020	RITA ALBERG...
1905	\$480,000	2/2	\$400.7	1198	Sep 2020	RITA ALBERG...
2005	\$2,850/mth	2/2	\$2.4	1198	Oct 2020	WILLIAM Y &...
2009	\$3,100/mth	2/3	\$2.3	1323	Oct 2020	N/A
2101	\$500,000	2/2	\$380.2	1315	Aug 2020	FRANCISCO B...
2103	\$2,500/mth	1/2	\$2.7	943	Oct 2020	SINEM LARSEN
2104	\$3,090/mth	2/2	\$2.6	1208	Sep 2020	AMRO ASAD
2105	\$489,990	3/2	\$370.6	1322	Jul 2020	JEFFREY LAN...
2106	\$395,000	1/2	\$416.7	948	Sep 2020	BARBARA ZA...
2201	\$485,000	2/2	\$368.8	1315	Sep 2020	N/A
2201	\$450,000	2/2	\$342.2	1315	Oct 2020	N/A
2301	\$480,000	2/2	\$365.0	1315	Oct 2020	
2305	\$3,000/mth	2/2	\$2.5	1198	Oct 2020	N/A
2308	\$4,500/mth	2/3	\$3.4	1334	Oct 2020	LUIS ARDAY
2309	\$3,000/mth	2/3	\$2.3	1318	Oct 2020	HUGO C WITT...
2401	\$2,975/mth	2/2	\$2.3	1315	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2502	\$349,000	1/2	\$414.0	843	Sep 2020	N/A
2510	\$349,000	1/2	\$413.0	845	Sep 2020	ALISANDRO P...
2607	\$383,000	1/2	\$459.8	833	Sep 2020	N/A
2701	\$476,000	2/2	N/A	N/A	Sep 2020	JORGE MATT...
2701	\$3,000/mth	2/2	\$2.3	1315	Sep 2020	JORGE MATT...
2707	\$2,195/mth	1/2	\$2.6	833	Sep 2020	SHARON BAC...
2709	\$3,100/mth	2/3	\$2.3	1323	Oct 2020	ENRICO RICCI
2912	\$550,000	2/2	\$417.3	1318	Sep 2020	MONICA BEN...
2912	\$550,000	2/2	\$417.3	1318	Sep 2020	MONICA BEN...
3007	\$2,250/mth	1/2	\$2.7	833	Sep 2020	ROXANA P TIL...
3009	\$587,600	2/3	\$444.1	1323	Sep 2020	MICHEL YAG...
3205	\$560,000	2/2	\$467.4	1198	Sep 2020	SANDRA ZAF...
3209	\$550,000	2/3	\$415.7	1323	Sep 2020	ALBAMA SPA
3311	\$2,800/mth	1/2	\$3.3	845	Sep 2020	N/A
3605	\$650,000	2/2	\$491.7	1322	Sep 2020	
3707	\$2,200/mth	1/2	\$2.6	833	Oct 2020	JOSE A ANDR...
3803	\$2,550/mth	1/2	\$2.7	943	Sep 2020	SAMER NAOS...
3905	\$3,100/mth	2/2	\$2.3	1322	Oct 2020	N/A
3906	\$2,600/mth	1/2	\$2.7	948	Oct 2020	
3911	\$2,750/mth	1/2	N/A	N/A	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4104	\$525,000	2/2	\$434.6	1208	Sep 2020	AALOK PATEL
4201	\$3,300/mth	2/2	\$2.5	1315	Sep 2020	MUHAMMAD...
4204	\$550,000	2/2	\$455.3	1208	Oct 2020	N/A
4204	\$2,950/mth	2/2	\$2.4	1208	Oct 2020	N/A
4207	\$397,000	1/2	\$476.6	833	Sep 2020	N/A
4312	\$599,600	2/2	\$454.9	1318	Oct 2020	N/A
4411	\$2,300/mth	1/2	\$2.4	943	Oct 2020	ATALMIR GUE...
4509	\$710,000	2/3	\$404.8	1754	Sep 2020	N/A
4606	\$415,000	1/2	\$437.8	948	Sep 2020	SCOTT AMES...
4710	\$550,000	2/3	\$438.2	1255	Sep 2020	JOHN PARK C...
4712	\$530,000	2/2	\$402.1	1318	Sep 2020	BEZUL ABUANI
4712	\$525,000	2/2	\$398.3	1318	Oct 2020	BEZUL ABUANI
4810	\$630,000	2/3	\$502.0	1255	Sep 2020	BIAGIO RAVO...
4903	\$2,600/mth	1/2	\$2.8	943	Oct 2020	N/A
4910	\$549,000	2/3	\$437.5	1255	Sep 2020	JEANETTE AB...
4912	\$790,000	2/2	\$599.4	1318	Oct 2020	KARIM ABUD
5104	\$565,000	2/2	\$467.7	1208	Oct 2020	STEFANO SO...
5111	\$1,800,000	3/3	\$821.2	2192	Sep 2020	N/A
5205	\$3,650/mth	2/2	\$2.2	1660	Sep 2020	N/A
5507	\$1,198,000	3/4	\$449.9	2663	Sep 2020	MARINA AZU...

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5704	\$1,600,000	3/4	\$591.9	2703	Sep 2020	JORGE MATT...
5704	\$6,000/mth	3/4	\$2.2	2703	Sep 2020	JORGE MATT...
5708	\$3,995,000	3/4	\$888.2	4498	Oct 2020	ALAIN BERDO...