

Market Report

February, 2021



Marina Blue

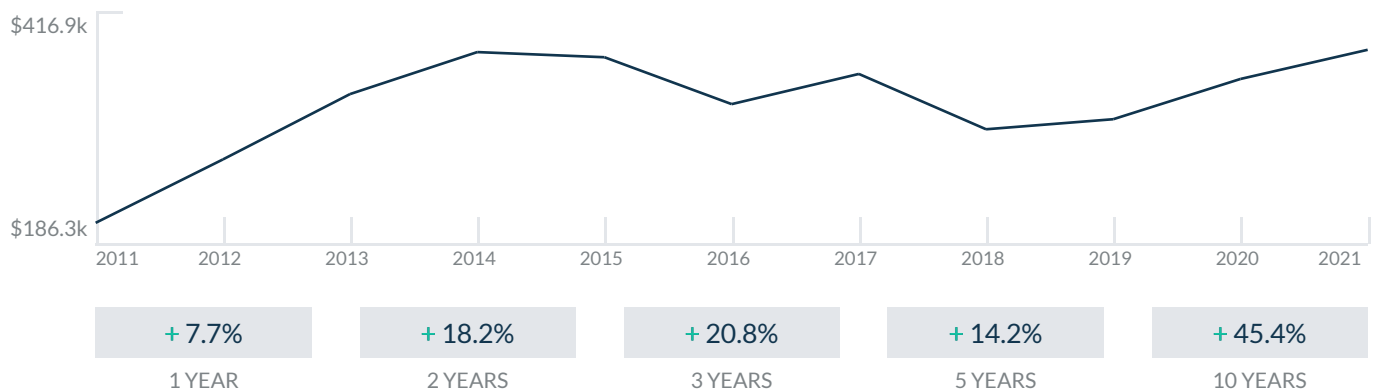
888 Biscayne BLVD
Miami, FL 33132

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

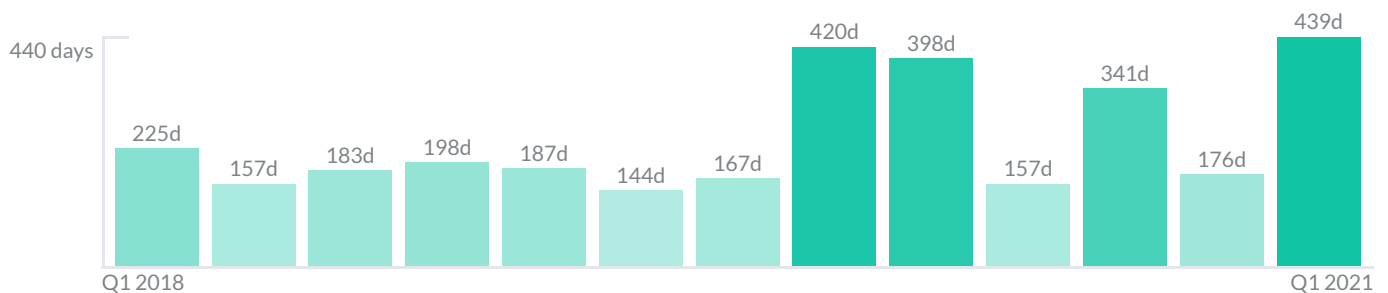
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

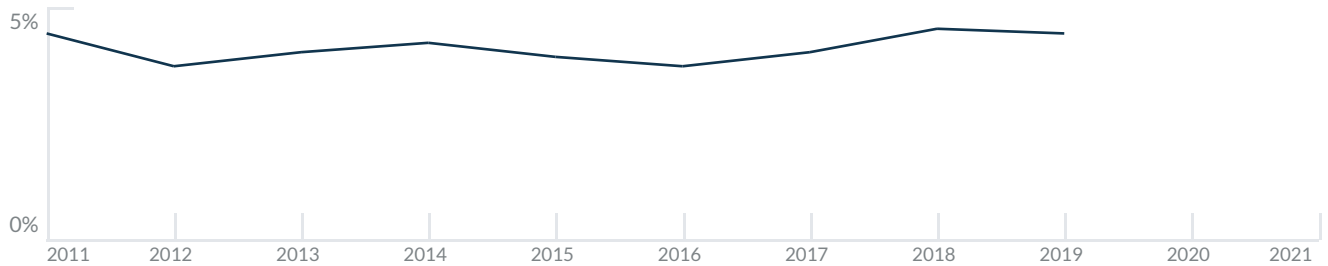


Mortgage Rates

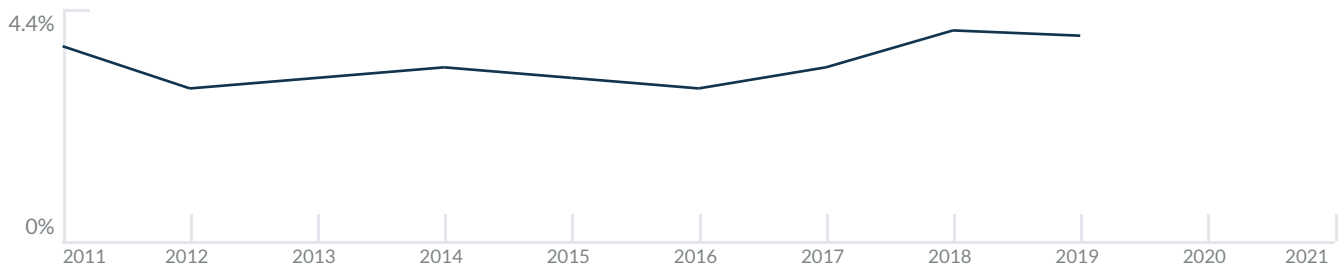
PER YEAR

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©

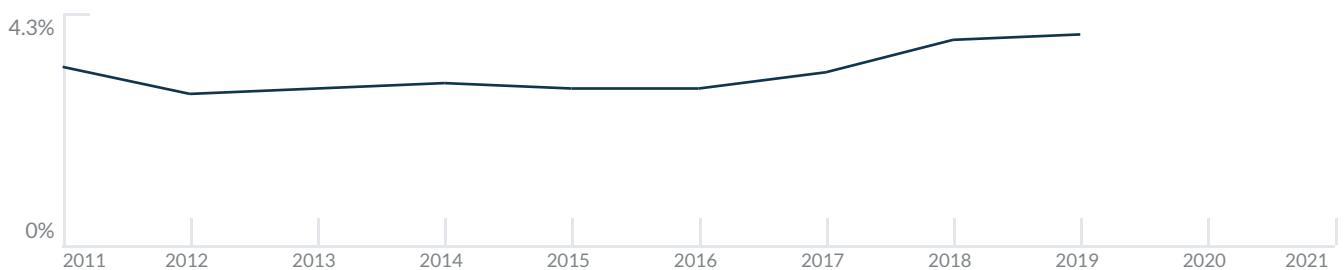
30 YEARS FIXED 4.4%



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

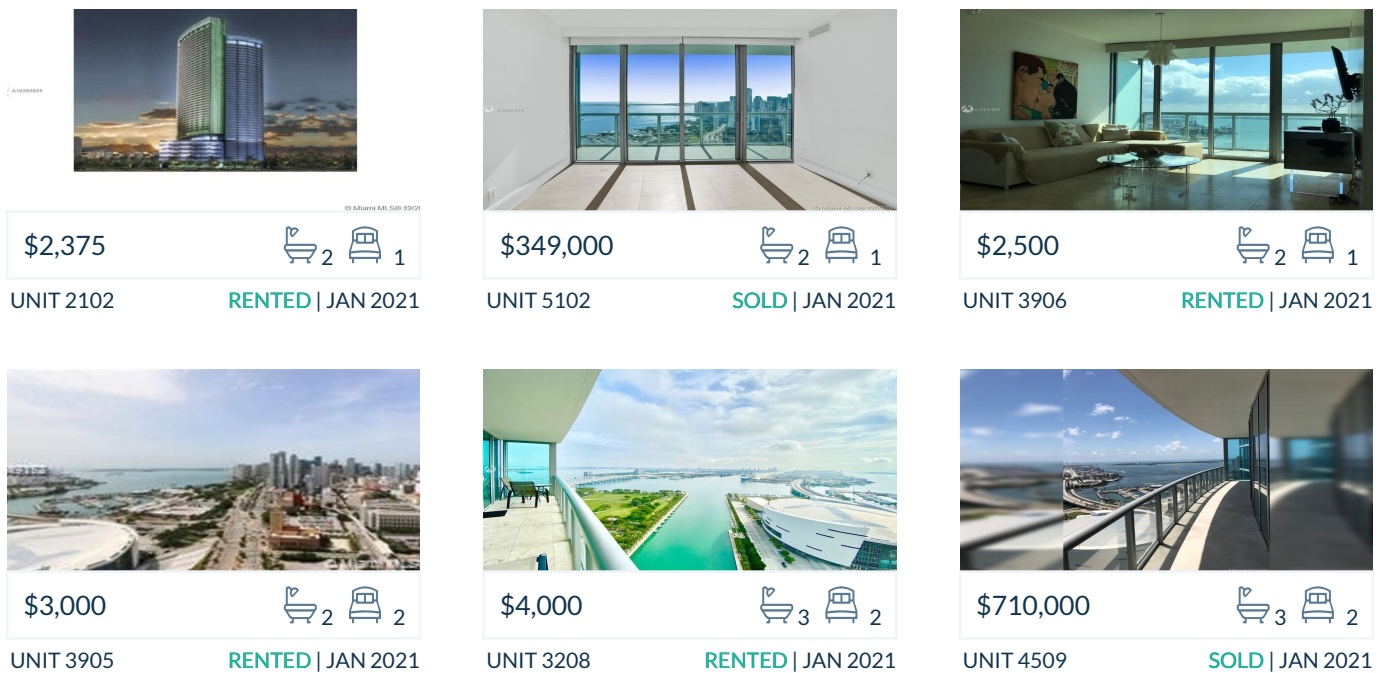
Below the average listing prices of available unit per property type.



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
5102	\$349,000	1/2	\$414.0	843	Jan 2021	8
4509	\$710,000	2/3	\$404.8	1,754	Jan 2021	870
3009	\$587,600	2/3	\$444.1	1,323	Dec 2020	949
3101	\$469,000	2/2	\$356.7	1,315	Nov 2020	51
4710	\$540,000	2/3	\$430.3	1,255	Nov 2020	12
4712	\$525,000	2/2	\$398.3	1,318	Oct 2020	28
1809	\$465,000	2/3	\$351.5	1,323	Oct 2020	25
1702	\$317,500	1/2	\$376.6	843	Oct 2020	405
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

Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2102	\$2,375	1/2	\$2.8	843	Jan 2021	33
3906	\$2,500	1/2	\$2.6	948	Jan 2021	88
3905	\$3,000	2/2	\$2.3	1,322	Jan 2021	71
3208	\$4,000	2/3	\$3.0	1,334	Jan 2021	22
3407	\$2,300	1/2	\$2.8	833	Jan 2021	20
2001	\$2,950	2/2	\$2.2	1,315	Jan 2021	16
1701	\$3,000	2/2	\$2.3	1,315	Dec 2020	12
1809	\$3,600	2/3	\$2.7	1,323	Dec 2020	27
4201	\$3,300	2/2	\$2.5	1,315	Dec 2020	92
4903	\$2,600	1/2	\$2.8	943	Dec 2020	65
1801	\$2,950	2/2	\$2.2	1,315	Dec 2020	77
2103	\$2,500	1/2	\$2.7	943	Dec 2020	42
4204	\$2,890	2/2	\$2.4	1,208	Dec 2020	137
4211	\$2,300	1/2	\$2.7	845	Dec 2020	4
4411	\$2,300	1/2	\$2.4	943	Dec 2020	27
1805	\$3,000	2/2	\$2.3	1,322	Dec 2020	138
2305	\$3,000	2/2	\$2.5	1,198	Dec 2020	84
3302	\$2,295	1/2	\$2.7	843	Dec 2020	31
1010	\$2,250	1/2	\$2.7	845	Dec 2020	47
1710	\$2,300	1/2	\$2.7	845	Dec 2020	11

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
410	\$2,100/mth	1/2	\$2.5	845	Jan 2021	DAVE PEART...
812	\$460,000	2/2	\$346.6	1327	Jan 2021	N/A
1103	\$449,000	1/2	\$457.2	982	Jan 2021	JOEL CUCCIO
1105	\$445,000	1/2	\$434.6	1024	Dec 2020	N/A
1210	\$355,000	1/2	\$420.1	845	Nov 2020	ANTONIO DI...
1212	\$499,000	2/2	\$376.0	1327	Jan 2021	AMINA BAWA...
1712	\$549,900	2/2	\$417.2	1318	Nov 2020	
1712	\$3,000/mth	2/2	\$2.3	1318	Jan 2021	
1802	\$365,000	1/2	\$433.0	843	Nov 2020	NECTARIO UR...
1811	\$415,000	1/2	\$491.1	845	Oct 2020	MAXIMA S BE...
1811	\$2,300/mth	1/2	\$2.7	845	Dec 2020	MAXIMA S BE...
1906	\$2,675/mth	1/2	\$2.8	948	Jan 2021	N/A
2301	\$480,000	2/2	\$365.0	1315	Nov 2020	
2411	\$409,990	1/2	\$485.2	845	Jan 2021	FERNANDO G...
2512	\$3,000/mth	2/2	\$2.3	1318	Jan 2021	GABRIELA CR...
2603	\$2,600/mth	1/2	\$2.6	983	Jan 2021	JUAN JOSE O,...
2912	\$540,000	2/2	\$409.7	1318	Dec 2020	MONICA BEN...
3012	\$3,100/mth	2/2	\$2.4	1318	Jan 2021	WILLARD R R...
3105	\$515,000	2/2	\$429.9	1198	Jan 2021	ANGELO J GU...
3202	\$2,350/mth	1/2	\$2.8	843	Jan 2021	TRUMPETER I...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3205	\$560,000	2/2	\$467.4	1198	Nov 2020	SANDRA ZAF...
3209	\$575,000	2/3	\$434.6	1323	Dec 2020	ALBAMA SPA
3605	\$650,000	2/2	\$491.7	1322	Jan 2021	
3810	\$415,000	1/2	\$491.1	845	Dec 2020	TOMMYPIETR...
3905	\$653,000	2/2	\$493.9	1322	Jan 2021	N/A
4204	\$550,000	2/2	\$455.3	1208	Jan 2021	N/A
4309	\$3,150/mth	2/3	\$2.4	1323	Jan 2021	SEZEN TUGB...
4312	\$599,600	2/2	\$454.9	1318	Jan 2021	N/A
4412	\$3,250/mth	2/3	\$2.5	1318	Jan 2021	TUGCE KOC
4606	\$415,000	1/2	\$437.8	948	Nov 2020	SCOTT AMES...
4810	\$630,000	2/3	\$502.0	1255	Nov 2020	BIAGIO RAVO...
4812	\$3,450/mth	2/2	\$2.6	1318	Jan 2021	DAVID MORA...
4900	\$3,500/mth	1/2	\$2.9	1208	Jan 2021	VINCENZO DI...
4910	\$549,000	2/3	\$437.5	1255	Nov 2020	JEANETTE AB...
4912	\$790,000	2/2	\$599.4	1318	Jan 2021	KARIM ABUD
5104	\$565,000	2/2	\$467.7	1208	Jan 2021	STEFANO SO...
5507	\$1,198,000	3/4	\$449.9	2663	Jan 2021	MARINA AZU...
5708	\$4,495,000	3/4	\$999.3	4498	Nov 2020	ALAIN BERDO...