

Market Report

May, 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

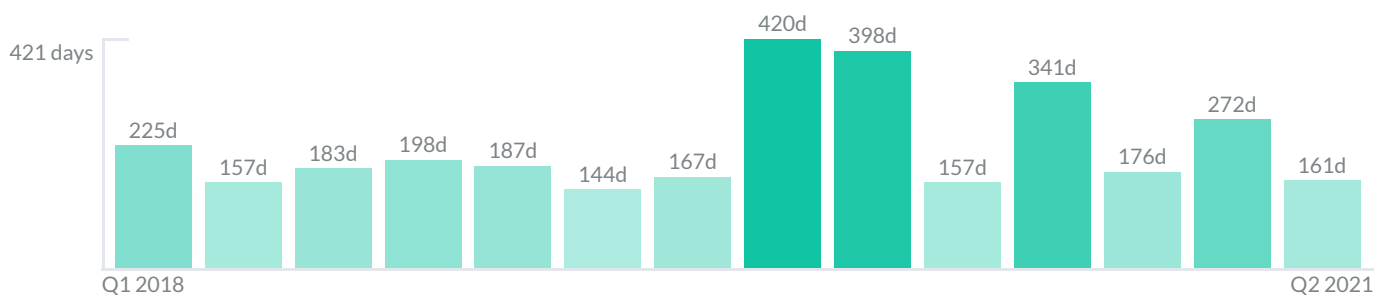
The property stats graph represents the median price evolution since ten years in your postal code area.



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

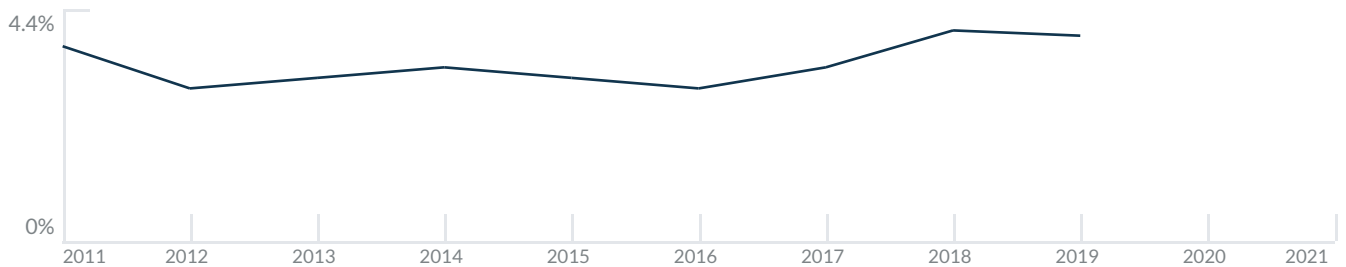
PER YEAR

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©

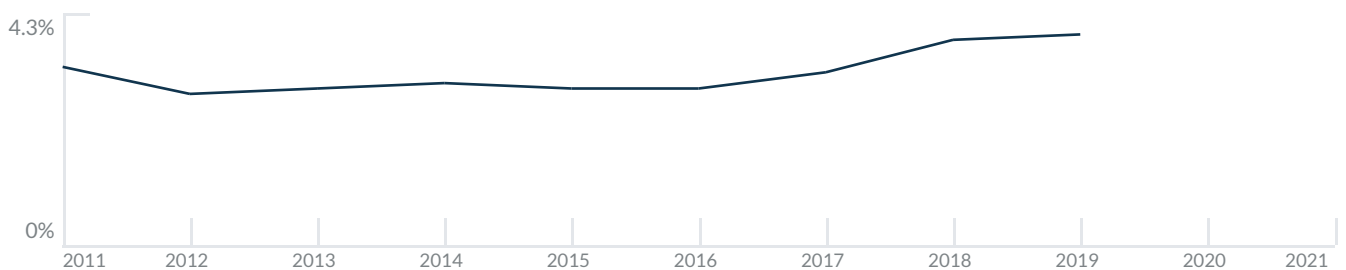
30 YEARS FIXED 4.4%



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

Insights

IN MARINA BLUE

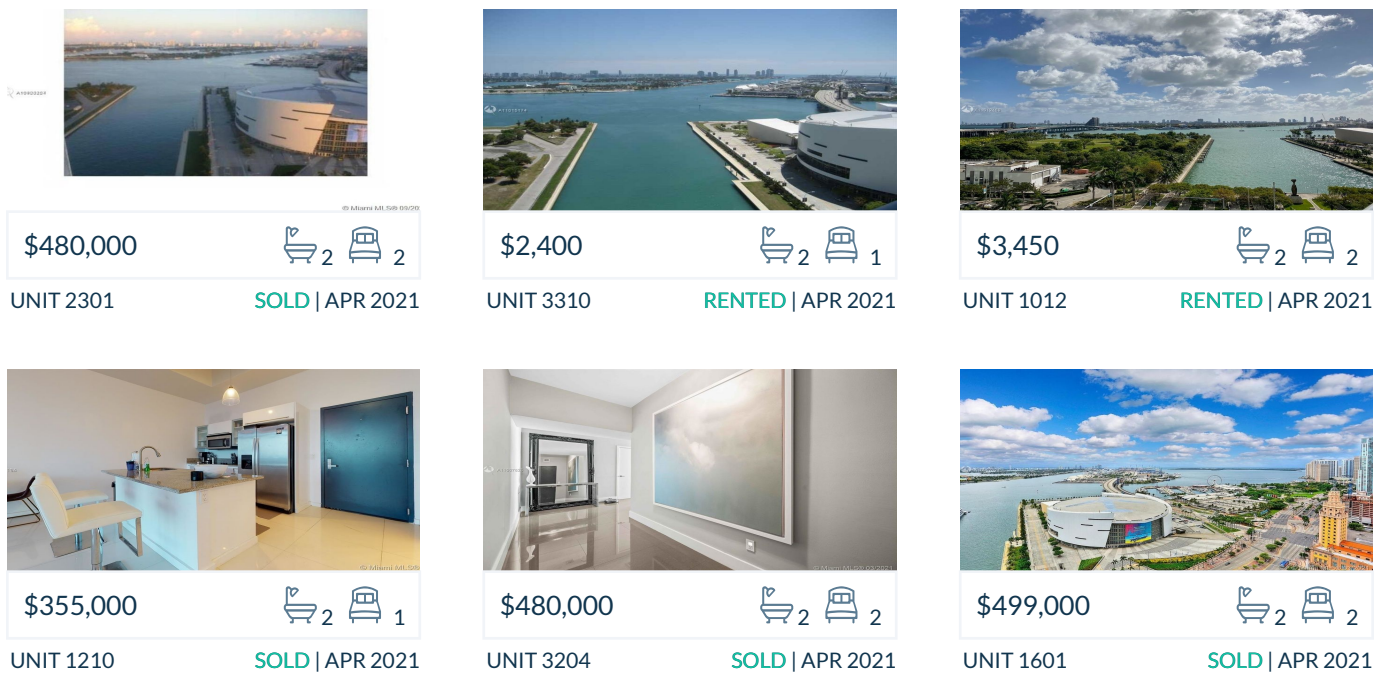
Below the average listing prices of available unit per property type.



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
2301	\$480,000	2/2	\$365.0	1,315	Apr 2021	155
1210	\$355,000	1/2	\$420.1	845	Apr 2021	111
3204	\$480,000	2/2	\$397.4	1,208	Apr 2021	5
1601	\$499,000	2/2	\$379.5	1,315	Apr 2021	37
4606	\$415,000	1/2	\$437.8	948	Apr 2021	496
2912	\$540,000	2/2	\$409.7	1,318	Mar 2021	174
5301	\$650,000	2/2	\$494.3	1,315	Mar 2021	9
1112	\$435,000	2/2	\$327.8	1,327	Mar 2021	1
810	\$325,000	1/1	\$384.6	845	Feb 2021	8
5104	\$565,000	2/2	\$467.7	1,208	Feb 2021	1305
4910	\$549,000	2/3	\$437.5	1,255	Feb 2021	181
2201	\$450,000	2/2	\$342.2	1,315	Feb 2021	144
5701	\$1,025,000	2/2	\$523.2	1,959	Jan 2021	280
5102	\$349,000	1/2	\$414.0	843	Jan 2021	8
2304	\$350,000	1/2	\$289.7	1,208	Jan 2021	15
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

Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3310	\$2,400	1/2	\$2.8	845	Apr 2021	8
1012	\$3,450	2/2	\$2.6	1,327	Apr 2021	21
4907	\$2,650	1/2	\$3.2	833	Apr 2021	14
2602	\$2,500	1/2	\$2.9	850	Apr 2021	4
1811	\$2,300	1/2	\$2.7	845	Apr 2021	68
4102	\$2,350	1/2	\$2.8	843	Apr 2021	25
5302	\$3,600	2/3	\$2.7	1,331	Apr 2021	3
1104	\$2,650	1/2	\$2.5	1,052	Apr 2021	35
5012	\$3,500	2/2	\$2.7	1,318	Apr 2021	3
4012	\$2,950	2/2	\$2.2	1,318	Mar 2021	23
4607	\$2,595	1/2	\$3.1	833	Mar 2021	2
4309	\$3,150	2/3	\$2.4	1,323	Mar 2021	39
4112	\$3,400	2/2	\$2.6	1,318	Mar 2021	47
3202	\$2,350	1/2	\$2.8	843	Mar 2021	34
4005	\$3,200	2/2	\$2.7	1,198	Mar 2021	3
1906	\$2,675	1/2	\$2.8	948	Feb 2021	37
2005	\$2,850	2/2	\$2.4	1,198	Feb 2021	79
2512	\$3,000	2/2	\$2.3	1,318	Feb 2021	33
2309	\$2,950	2/3	\$2.2	1,318	Feb 2021	150
4807	\$2,300	1/2	\$2.8	833	Feb 2021	16

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU2B	\$449,000	0/0	N/A	N/A	Apr 2021	N/A
PH57...	\$18,900/mth	4/4	\$4.2	4498	Apr 2021	ALAIN BERDO...
CU6	\$499,000	0/0	N/A	N/A	Apr 2021	
310	\$335,000	1/2	\$396.4	845	Feb 2021	N/A
312	\$485,000	2/2	\$365.5	1327	Apr 2021	BLANCA BEA...
410	\$2,100/mth	1/2	\$2.5	845	Apr 2021	DAVE PEART...
812	\$460,000	2/2	\$346.6	1327	Jan 2021	N/A
1211	\$2,400/mth	1/2	\$2.8	845	Apr 2021	WILLIAM ALI...
1212	\$499,000	2/2	\$376.0	1327	Apr 2021	AMINA BAWA...
2411	\$409,990	1/2	\$485.2	845	Feb 2021	FERNANDO G...
3011	\$405,000	1/2	\$479.3	845	Apr 2021	AIDA LOPEZ
3103	\$389,000	1/2	\$412.5	943	Apr 2021	YMA ILANA P...
3605	\$650,000	2/2	\$491.7	1322	Apr 2021	
3707	\$422,000	1/2	\$506.6	833	Apr 2021	JOSE A ANDR...
3809	\$789,000	2/3	\$596.4	1323	Apr 2021	OSMAR CREA...
3905	\$653,000	2/2	\$493.9	1322	Apr 2021	N/A
4204	\$550,000	2/2	\$455.3	1208	Apr 2021	N/A
4212	\$725,000	2/2	\$550.1	1318	Apr 2021	MARCO ASTO...
4612	\$745,000	2/2	\$565.3	1318	Apr 2021	KAJETAN KOCI
4803	\$465,000	1/2	\$493.1	943	Apr 2021	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4912	\$790,000	2/2	\$599.4	1318	Apr 2021	KARIM ABUD
5507	\$1,250,000	3/4	\$469.4	2663	Apr 2021	MARINA AZU...
5708	\$3,995,000	4/4	\$888.2	4498	Apr 2021	ALAIN BERDO...