

Market Report

June, 2022



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 marinableuecondosforsale.com.

Property Stats

POSTAL CODE 33132

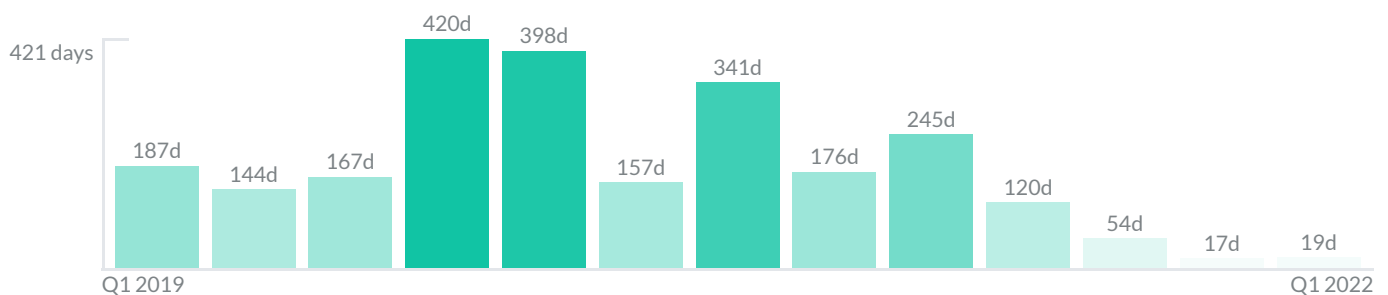
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

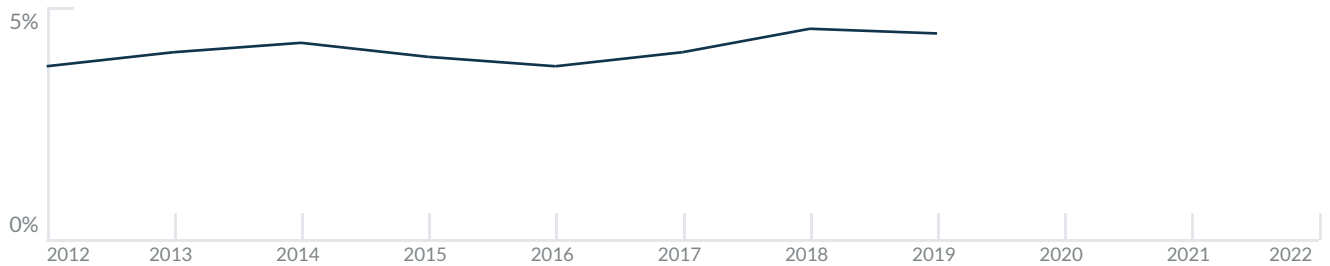


Mortgage Rates

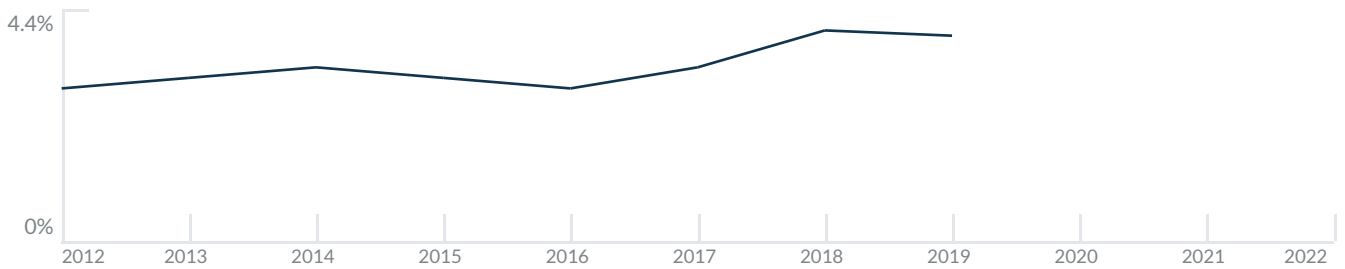
PER YEAR

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©

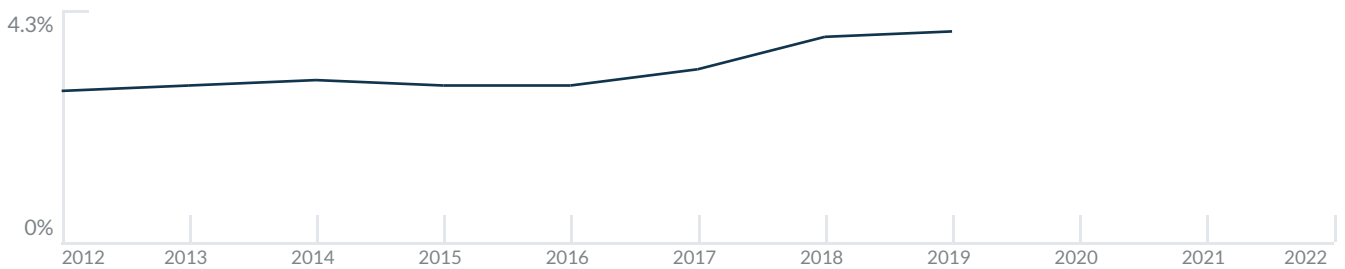
30 YEARS FIXED 4.4%



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

Insights

IN MARINA BLUE

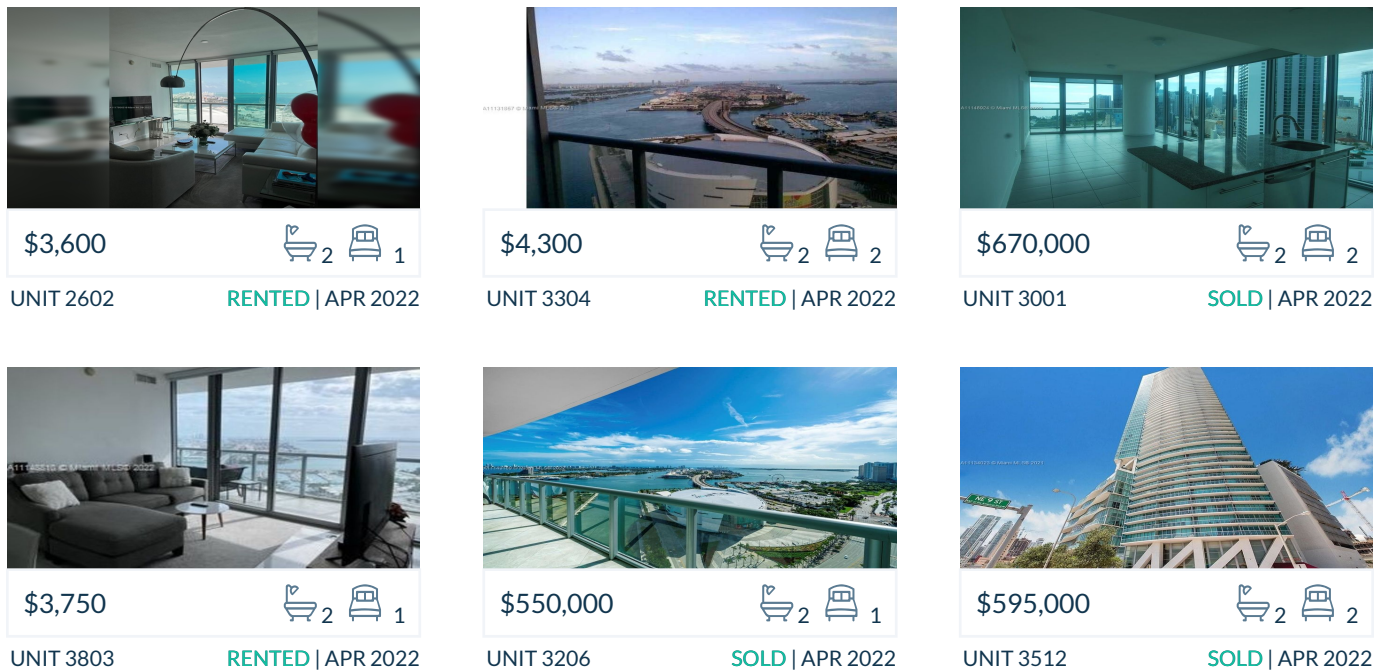
Below the average listing prices of available unit per property type.



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 |
|------|-------------|------------|---------|-------|-------------|----------------|
| 3001 | \$670,000 | 2/2 | \$509.5 | 1,315 | Mar 2022 | 8 |
| 3206 | \$550,000 | 1/2 | \$580.2 | 948 | Mar 2022 | 15 |
| 3512 | \$595,000 | 2/2 | \$451.4 | 1,318 | Mar 2022 | 13 |
| 1703 | \$510,000 | 1/2 | \$540.8 | 943 | Mar 2022 | 11 |
| 5111 | \$1,900,000 | 3/3 | \$866.8 | 2,192 | Feb 2022 | 44 |
| 4311 | \$498,999 | 1/2 | \$590.5 | 845 | Feb 2022 | 21 |
| 2807 | \$480,000 | 1/2 | \$576.2 | 833 | Feb 2022 | 19 |
| 2212 | \$624,900 | 2/2 | \$474.1 | 1,318 | Jan 2022 | 32 |
| 4501 | \$650,000 | 2/2 | \$494.3 | 1,315 | Jan 2022 | 7 |
| 1712 | \$629,900 | 2/2 | \$477.9 | 1,318 | Jan 2022 | 17 |
| 3002 | \$499,000 | 1/2 | \$591.9 | 843 | Dec 2021 | 75 |
| 4601 | \$675,000 | 2/2 | \$513.3 | 1,315 | Dec 2021 | 2 |
| 2310 | \$475,000 | 1/2 | \$562.1 | 845 | Dec 2021 | 15 |
| 2202 | \$349,000 | 1/2 | \$414.0 | 843 | Dec 2021 | 4 |
| 2203 | \$400,000 | 1/2 | \$424.2 | 943 | Dec 2021 | 3 |
| 1707 | \$415,900 | 1/2 | \$499.3 | 833 | Dec 2021 | 7 |
| 2104 | \$600,000 | 2/2 | \$496.7 | 1,208 | Dec 2021 | 16 |
| 3808 | \$868,000 | 2/3 | \$650.7 | 1,334 | Dec 2021 | 35 |
| 4004 | \$575,000 | 2/2 | \$476.0 | 1,208 | Nov 2021 | 8 |
| 3612 | \$660,000 | 2/2 | \$500.8 | 1,318 | Nov 2021 | 2 |

Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 2602 | \$3,600 | 1/2 | \$4.3 | 843 | Apr 2022 | 8 |
| 3304 | \$4,300 | 2/2 | \$3.6 | 1,208 | Apr 2022 | 102 |
| 3803 | \$3,750 | 1/2 | \$4.0 | 943 | Mar 2022 | 44 |
| 3704 | \$4,300 | 2/2 | \$3.6 | 1,208 | Feb 2022 | 92 |
| 3010 | \$3,300 | 1/2 | \$3.9 | 845 | Feb 2022 | 34 |
| 3111 | \$3,200 | 1/2 | \$3.8 | 845 | Feb 2022 | 10 |
| 3707 | \$3,750 | 1/2 | \$4.5 | 833 | Feb 2022 | 4 |
| 2705 | \$4,500 | 3/2 | \$3.4 | 1,322 | Feb 2022 | 53 |
| 902 | \$4,000 | 1/2 | \$3.9 | 1,018 | Jan 2022 | 8 |
| 4410 | \$3,500 | 1/2 | \$4.1 | 845 | Jan 2022 | 24 |
| 4409 | \$5,500 | 2/3 | \$4.2 | 1,323 | Jan 2022 | 11 |
| 3906 | \$3,600 | 1/2 | \$3.8 | 948 | Jan 2022 | 37 |
| 3410 | \$2,750 | 1/2 | \$3.3 | 845 | Jan 2022 | 2 |
| 4805 | \$5,350 | 2/2 | \$4.0 | 1,322 | Jan 2022 | 4 |
| 510 | \$3,100 | 1/2 | \$3.7 | 845 | Jan 2022 | 30 |
| 4105 | \$4,500 | 2/2 | \$3.8 | 1,198 | Jan 2022 | 48 |
| 4802 | \$3,500 | 1/2 | \$4.2 | 843 | Dec 2021 | 10 |
| 3603 | \$3,750 | 1/2 | \$4.0 | 943 | Nov 2021 | 30 |
| 3208 | \$5,900 | 2/3 | \$4.4 | 1,334 | Nov 2021 | 49 |
| 5001 | \$4,950 | 2/2 | \$3.8 | 1,315 | Nov 2021 | 26 |

Currently Listed

ACTIVE LISTINGS 1/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| CU6 | \$600,000 | 3/1 | \$280.4 | 2140 | Nov 2021 | |
| 312 | \$599,000 | 2/2 | \$451.4 | 1327 | Dec 2021 | BLANCA BEA... |
| 409 | \$595,000 | 1/2 | \$487.7 | 1220 | Feb 2022 | JORGE MATT... |
| 509 | \$3,900/mth | 1/2 | \$3.2 | 1220 | Apr 2022 | JORGE MATT... |
| 511 | \$3,275/mth | 1/2 | \$3.9 | 845 | Feb 2022 | LAUDAN LAJ... |
| 902 | \$600,000 | 1/2 | \$589.4 | 1018 | Oct 2021 | LINDA DAWN... |
| 1010 | \$3,995/mth | 1/2 | \$4.7 | 845 | Feb 2022 | N/A |
| 1512 | \$4,000/mth | 2/2 | \$3.0 | 1318 | Sep 2021 | SVETLANA LE... |
| 1703 | \$2,850/mth | 1/2 | \$3.0 | 943 | Feb 2022 | N/A |
| 1703 | \$505,000 | 1/2 | \$535.5 | 943 | Feb 2022 | N/A |
| 1805 | \$4,500/mth | 2/2 | \$3.4 | 1322 | Apr 2022 | JORGE MATT... |
| 1811 | \$3,500/mth | 1/2 | \$4.1 | 845 | Apr 2022 | MAXIMA S BE... |
| 1906 | \$3,500/mth | 1/2 | \$3.7 | 948 | Sep 2021 | MICHAEL TESE |
| 2202 | \$495,000 | 1/2 | \$587.2 | 843 | Feb 2022 | N/A |
| 2608 | \$895,000 | 2/3 | \$670.9 | 1334 | Sep 2021 | CARMEN GA... |
| 2608 | \$6,000/mth | 2/3 | \$4.5 | 1334 | Sep 2021 | CARMEN GA... |
| 2905 | \$4,200/mth | 2/2 | \$3.5 | 1198 | Feb 2022 | ONIRIK SARMA |
| 3001 | \$5,500/mth | 2/2 | \$4.2 | 1315 | Apr 2022 | DAMIEN VER... |
| 3009 | \$4,900/mth | 2/3 | \$3.7 | 1323 | Feb 2022 | MICHEL YAG... |
| 3103 | \$5,000/mth | 1/2 | \$5.3 | 943 | Feb 2022 | YMA ILANA P... |

Currently Listed

ACTIVE LISTINGS 2/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|------------------|
| 3205 | \$689,000 | 2/2 | \$575.1 | 1198 | Apr 2022 | SANDRA ZAF... |
| 3210 | \$3,450/mth | 1/2 | \$4.1 | 845 | Apr 2022 | JUDITH BANON |
| 3605 | \$793,900 | 2/2 | \$600.5 | 1322 | Feb 2022 | |
| 3605 | \$5,499/mth | 2/2 | \$4.2 | 1322 | Apr 2022 | |
| 3609 | \$859,000 | 2/3 | \$649.3 | 1323 | Apr 2022 | SEVIM KOCUL... |
| 4002 | \$3,250/mth | 1/2 | \$3.9 | 843 | Feb 2022 | N/A |
| 4002 | \$3,600/mth | 1/2 | \$4.3 | 843 | Apr 2022 | N/A |
| 4012 | \$4,900/mth | 2/2 | \$3.7 | 1318 | Apr 2022 | N/A |
| 4204 | \$764,900 | 2/2 | \$633.2 | 1208 | Feb 2022 | N/A |
| 4204 | \$4,990/mth | 2/2 | \$4.1 | 1208 | Apr 2022 | N/A |
| 4208 | \$1,088,800 | 2/3 | \$816.2 | 1334 | Apr 2022 | Chadbourne I... |
| 4309 | \$885,000 | 2/3 | \$668.9 | 1323 | Feb 2022 | SEZEN TUGB... |
| 4404 | \$5,500/mth | 2/2 | \$4.6 | 1208 | Feb 2022 | N/A |
| 4412 | \$4,650/mth | 2/3 | \$3.5 | 1318 | Feb 2022 | TUGCE KOC |
| 4503 | \$550,000 | 1/2 | \$583.2 | 943 | Apr 2022 | ROBERT DANI... |
| 4601 | \$5,800/mth | 2/2 | \$4.4 | 1315 | Apr 2022 | JAVIER DIEZ B... |
| 4612 | \$745,000 | 2/2 | \$565.3 | 1318 | Sep 2021 | KAJETAN KOCI |
| 4907 | \$3,750/mth | 1/2 | \$4.5 | 833 | Apr 2022 | CELIA CONCE... |
| 5102 | \$3,000/mth | 1/2 | \$3.6 | 843 | Feb 2022 | N/A |
| 5105 | \$4,700/mth | 2/2 | \$3.6 | 1322 | Sep 2021 | N/A |

Currently Listed

ACTIVE LISTINGS 3/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| 5704 | \$2,160,000 | 3/4 | \$799.1 | 2703 | Feb 2022 | JORGE MATT... |
| 5708 | \$4,495,000 | 4/4 | \$999.3 | 4498 | Nov 2021 | ALAIN BERDO... |