

Market Report

June, 2023



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

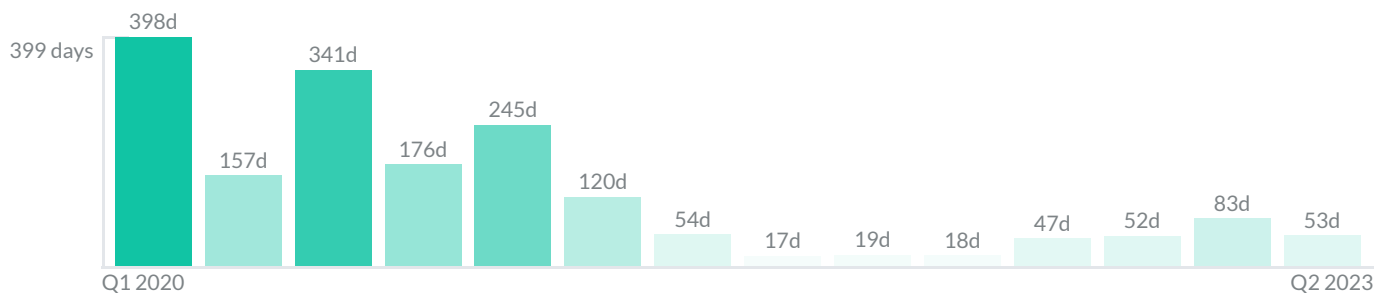
The property stats graph represents the median price evolution since ten years in your postal code area.



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

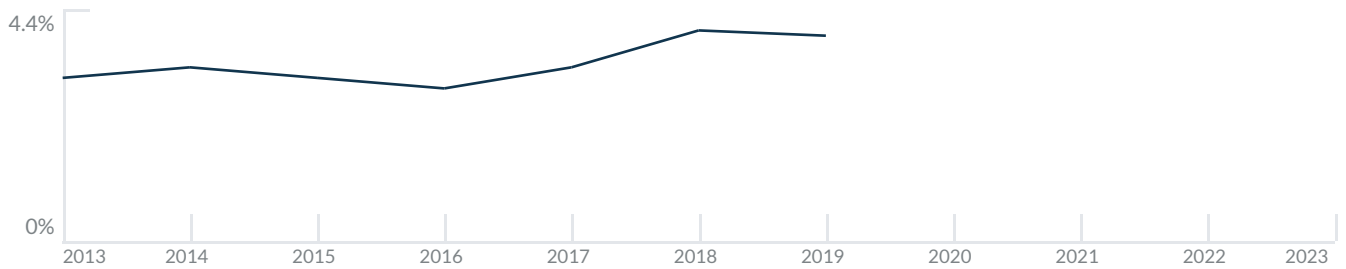
PER YEAR

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©

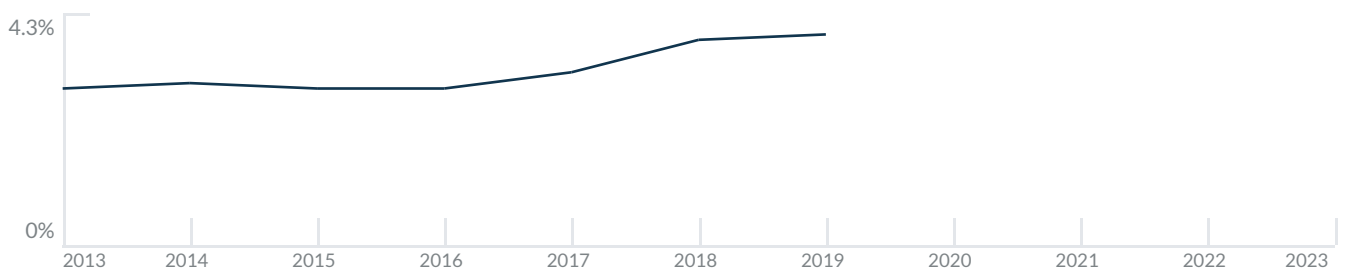
30 YEARS FIXED 4.4%



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

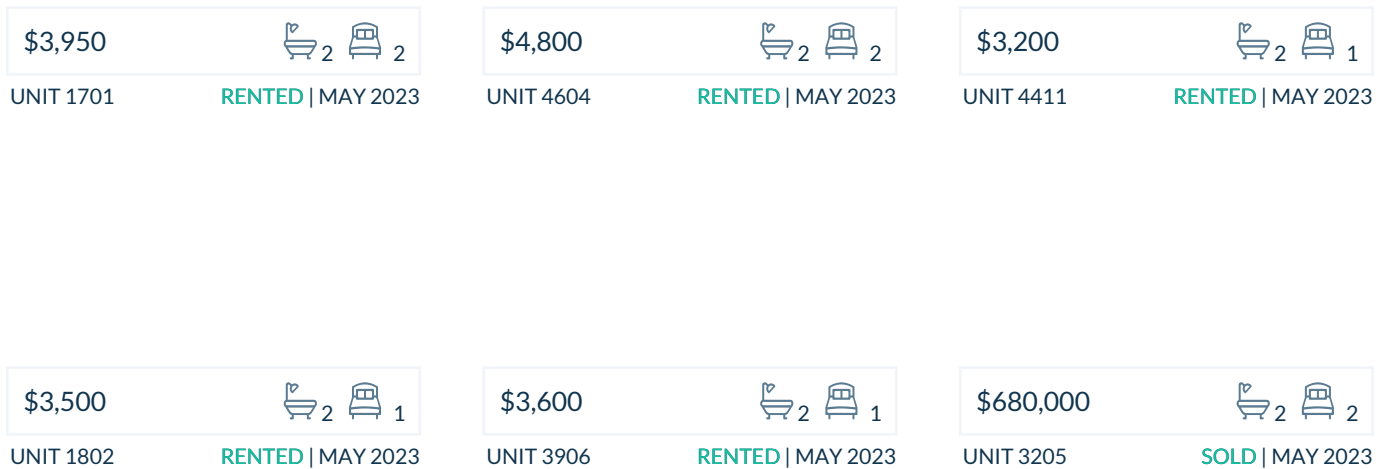
Below the average listing prices of available unit per property type.



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
3205	\$680,000	2/2	\$567.6	1,198	May 2023	69
3312	\$775,000	2/2	\$588.0	1,318	May 2023	36
5502	\$950,000	2/3	\$713.7	1,331	Mar 2023	134
3703	\$650,000	1/2	\$689.3	943	Mar 2023	28
1103	\$649,995	1/2	\$661.9	982	Mar 2023	18
2404	\$640,000	2/2	\$529.8	1,208	Feb 2023	2
811	\$498,000	1/2	\$589.3	845	Jan 2023	231
4601	\$850,000	2/2	\$646.4	1,315	Oct 2022	75
2409	\$790,000	2/3	\$597.1	1,323	Oct 2022	29
4604	\$755,000	2/2	\$625.0	1,208	Sep 2022	32
312	\$599,000	2/2	\$451.4	1,327	Sep 2022	73
3110	\$599,000	1/2	\$708.9	845	Sep 2022	20
411	\$515,000	1/2	\$609.5	845	Sep 2022	85
3012	\$725,000	2/2	\$550.1	1,318	Aug 2022	27
705	\$649,000	1/2	\$633.8	1,024	Jun 2022	27
CU6	\$1,500,000	0/0	N/A	N/A	Jun 2022	17
409	\$630,000	1/2	\$516.4	1,220	May 2022	10
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

Rented

LAST 20 PROPERTIES RENTED IN MARINA BLUE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1701	\$3,950	2/2	\$3.0	1,315	May 2023	28
4604	\$4,800	2/2	\$4.0	1,208	May 2023	25
4411	\$3,200	1/2	\$3.4	943	May 2023	184
1802	\$3,500	1/2	\$4.2	843	May 2023	31
3906	\$3,600	1/2	\$3.8	948	May 2023	22
3310	\$3,600	1/2	\$4.3	845	May 2023	29
2002	\$3,250	1/2	\$3.9	843	Apr 2023	28
612	\$3,950	2/2	\$3.0	1,327	Apr 2023	81
3103	\$4,800	1/2	\$5.1	943	Apr 2023	50
1603	\$3,850	1/2	\$4.1	943	Apr 2023	14
5102	\$3,300	1/2	\$3.9	843	Mar 2023	21
4806	\$3,850	1/2	\$4.1	948	Mar 2023	3
809	\$3,600	1/2	\$3.0	1,220	Mar 2023	183
3910	\$3,500	1/2	\$4.1	845	Mar 2023	104
2911	\$3,400	1/2	\$4.0	845	Feb 2023	55
509	\$3,550	1/2	\$2.9	1,220	Feb 2023	4
4802	\$3,500	1/2	\$4.2	843	Feb 2023	97
4106	\$3,800	1/2	\$4.0	948	Feb 2023	30
3607	\$3,495	1/2	\$4.2	833	Jan 2023	27
4707	\$3,700	1/2	\$4.4	833	Jan 2023	8

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU6	\$1,000	0/0	N/A	N/A	Nov 2022	
CU6	\$845,000	0/0	N/A	N/A	Jan 2023	
CU6	\$4,800	0/0	N/A	N/A	Jan 2023	
N/A	\$900,000	0/0	N/A	N/A	Mar 2023	
N/A	\$7,000	0/0	N/A	N/A	Mar 2023	
N/A	\$900,000	0/0	N/A	N/A	Mar 2023	
PH57...	\$36,000/mth	5/4	\$8.0	4498	Apr 2023	ALAIN BERDO...
310	\$3,450/mth	1/2	\$4.1	845	May 2023	N/A
411	\$3,700/mth	1/2	\$4.4	845	Apr 2023	CAROLINA MI...
411	\$639,000	1/2	\$756.2	845	May 2023	CAROLINA MI...
509	\$3,900/mth	1/2	\$3.2	1220	Aug 2022	JORGE MATT...
612	\$4,100/mth	2/2	\$3.1	1327	Dec 2022	JORGE MATT...
812	\$4,500/mth	2/2	\$3.4	1327	May 2023	N/A
905	\$988,888	1/2	\$965.7	1024	May 2023	STEFANO SO...
906	\$1,150,000	2/3	\$751.1	1531	Nov 2022	N/A
912	\$795,000	2/2	\$599.1	1327	May 2023	ALBERTO MU...
1012	\$4,350/mth	2/2	\$3.3	1327	Aug 2022	JORGE MATT...
1103	\$4,950/mth	1/2	\$5.0	982	Dec 2022	JOEL CUCCIO
1601	\$5,000/mth	2/2	\$3.8	1315	Jan 2023	JORGE E MAT...
1602	\$3,500/mth	1/2	\$4.2	843	Apr 2023	CARLOS A VE...

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2006	\$3,800/mth	1/2	\$4.0	948	Dec 2022	
2006	\$3,750/mth	1/2	\$4.0	948	Feb 2023	
2401	\$699,900	2/2	\$532.2	1315	Aug 2022	SRI NAVALPA...
2404	\$640,000	2/2	\$529.8	1208	Aug 2022	TOKIE FUJI D...
2410	\$3,500/mth	1/2	\$4.1	845	Dec 2022	ENRICO RICCI
2604	\$745,000	2/2	\$616.7	1208	Feb 2023	PEDRO PADIL...
2604	\$729,900	2/2	\$604.2	1208	Mar 2023	PEDRO PADIL...
2702	\$3,950/mth	1/2	\$4.7	843	Mar 2023	TEOMAN ALP...
2702	\$650,000	1/2	\$771.1	843	Mar 2023	TEOMAN ALP...
2705	\$4,850/mth	2/2	\$3.7	1322	Apr 2023	VIKTORIYA R...
3001	\$5,500/mth	2/2	\$4.2	1315	Feb 2023	DAMIEN VER...
3001	\$5,395/mth	2/2	\$4.1	1315	Apr 2023	DAMIEN VER...
3001	\$5,300/mth	2/2	\$4.0	1315	Apr 2023	DAMIEN VER...
3001	\$5,200/mth	2/2	\$4.0	1315	May 2023	DAMIEN VER...
3102	\$3,600/mth	1/2	\$4.3	843	May 2023	JUAN G ANDR...
3103	\$4,500/mth	1/2	\$4.8	943	May 2023	YMA ILANA P...
3104	\$4,000/mth	2/2	\$3.3	1208	Nov 2022	FERNANDO S...
3108	\$4,950/mth	2/3	\$3.7	1334	Aug 2022	JUDITH BANON
3204	\$5,300/mth	2/2	\$4.4	1208	May 2023	MANUEL TRI...
3204	\$755,000	2/2	\$625.0	1208	May 2023	MANUEL TRI...

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3205	\$689,000	2/2	\$575.1	1198	Nov 2022	SANDRA ZAF...
3301	\$775,000	2/2	\$589.4	1315	Apr 2023	IMABE IBERIC...
3304	\$4,200/mth	2/2	\$3.5	1208	May 2023	
3506	\$3,800/mth	1/2	\$4.0	948	May 2023	ALEXANDER...
3605	\$799,900	2/2	\$605.1	1322	Mar 2023	
3605	\$4,990/mth	2/2	\$3.8	1322	May 2023	
3611	\$3,400/mth	1/2	\$4.0	845	May 2023	N/A
3703	\$665,000	1/2	\$705.2	943	Dec 2022	
3703	\$4,200/mth	1/2	\$4.5	943	Jan 2023	
3703	\$3,750/mth	1/2	\$4.0	943	May 2023	
3704	\$4,700/mth	2/2	\$3.9	1208	Mar 2023	N/A
3710	\$3,700/mth	1/2	\$4.4	845	May 2023	DANIEL B DM...
3801	\$765,000	2/2	\$581.7	1315	May 2023	N/A
3803	\$650,000	1/2	\$689.3	943	May 2023	SAMER NAOS...
3905	\$799,000	3/2	\$604.4	1322	Nov 2022	N/A
4002	\$3,700/mth	1/2	\$4.4	843	May 2023	N/A
4005	\$4,200/mth	2/2	\$3.5	1198	Nov 2022	ZURITA WINZ...
4005	\$4,900/mth	2/2	\$4.1	1198	Apr 2023	ZURITA WINZ...
4204	\$724,900	2/2	\$600.1	1208	Nov 2022	N/A
4207	\$585,000	1/2	\$702.3	833	Dec 2022	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4212	\$760,000	2/2	\$576.6	1318	Aug 2022	MARCO ASTO...
4309	\$4,400/mth	2/2	\$3.3	1323	Nov 2022	SEZEN TUGB...
4402	\$3,550/mth	1/2	\$4.2	843	Dec 2022	DAVID ESTRE...
4406	\$3,700/mth	1/2	\$3.9	948	Nov 2022	PASQUALE C...
4409	\$5,400/mth	2/3	\$4.1	1323	Apr 2023	JOSE L VAZQ...
4412	\$5,200/mth	2/2	\$3.9	1318	Nov 2022	TUGCE KOC
4512	\$7,000/mth	2/2	\$5.3	1318	Feb 2023	RIXON MORE...
4607	\$3,500/mth	1/2	\$4.2	833	May 2023	N/A
4806	\$598,000	1/2	\$630.8	948	Jan 2023	BARRY D PES...
4904	\$875,000	2/2	\$724.3	1208	Nov 2022	VINCENZO DI...
4907	\$3,850/mth	1/2	\$4.6	833	Nov 2022	CELIA CONCE...
5002	\$697,000	1/2	\$826.8	843	May 2023	SALVATORE C...
5002	\$4,450/mth	1/2	\$5.3	843	May 2023	SALVATORE C...
5109	\$2,500,000	4/5	\$869.0	2877	Nov 2022	LUCIANO CA...
5202	\$5,300/mth	2/3	\$4.0	1331	Mar 2023	CARLO GHERZI
5207	\$7,000/mth	2/3	\$5.3	1318	Feb 2023	JORGE LUIS G...
5207	\$6,500/mth	2/3	\$4.9	1318	Apr 2023	JORGE LUIS G...
5704	\$2,160,000	3/4	\$799.1	2703	Nov 2022	JORGE MATT...
5704	\$10,500/mth	3/4	\$3.9	2703	Nov 2022	JORGE MATT...
5704	\$2,160,000	3/4	\$799.1	2703	Nov 2022	JORGE MATT...