

Market Report

March, 2019



50 Biscayne

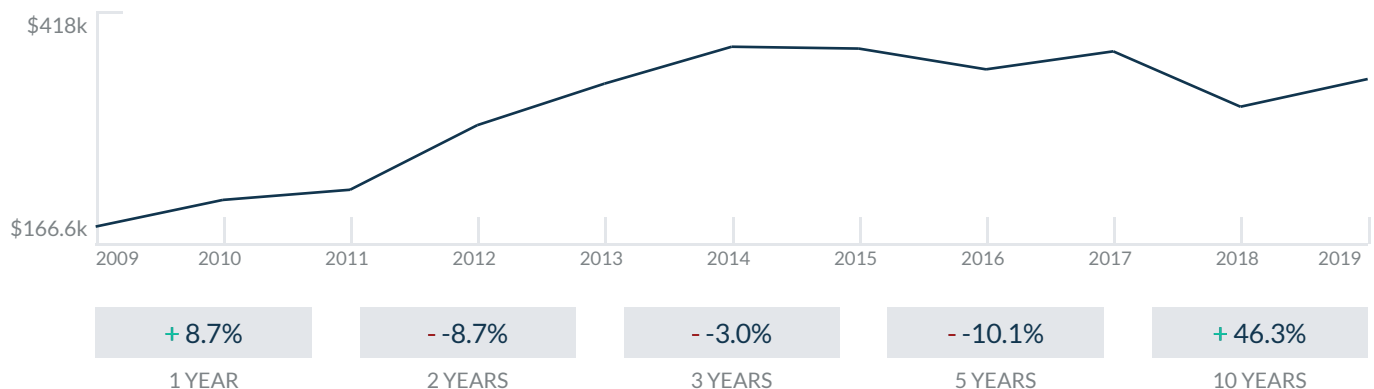
50 Biscayne Blvd
Miami, FL 33132

Every month we compile this comprehensive market report focus on 50 Biscayne 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 50biscaynecondosforsale.com.

Property Stats

POSTAL CODE 33132

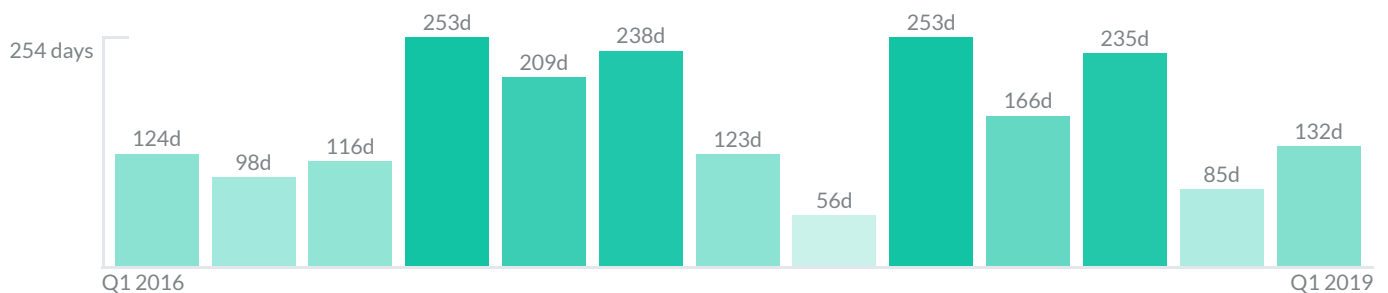
The property stats graph represents the median price evolution since ten years in your postal code area.



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
School For Advanced Studies-Wolfson	Miami-Dade Virtual High School	Francis New World School Of The Arts
10/10	NR	10/10

Insights

IN 50 BISCAYNE

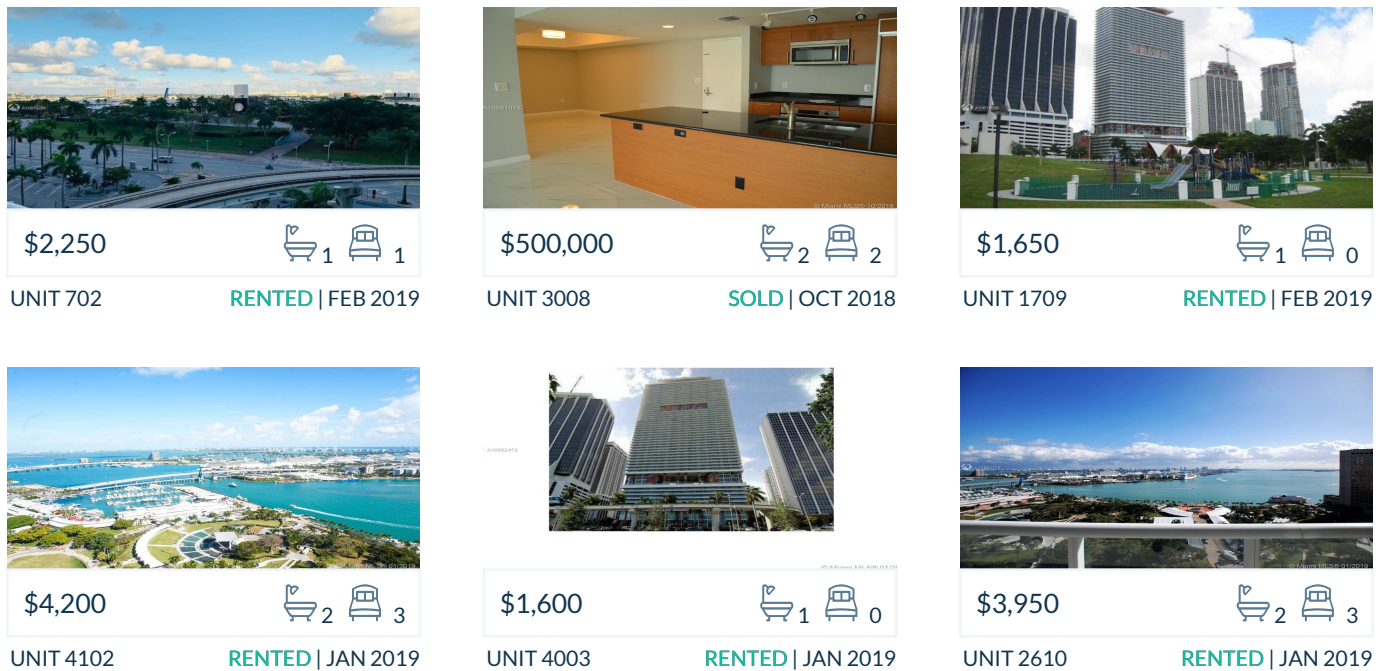
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 50 Biscayne



Sold

LAST 20 PROPERTIES SOLD IN 50 BISCAWAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3008	\$500,000	2/2	\$368.5	1,357	Mar 2019	13
3910	\$749,000	3/2	\$418.7	1,789	Mar 2019	257
2609	\$225,000	0/1	\$396.8	567	Jan 2019	127
2310	\$649,000	3/2	\$362.8	1,789	Dec 2018	65
4408	\$599,000	2/2	\$441.4	1,357	Nov 2018	79
5107	\$269,900	1/1	\$385.6	700	Nov 2018	5
2108	\$579,000	2/2	\$426.7	1,357	Oct 2018	67
3904	\$399,990	2/2	\$294.5	1,358	Oct 2018	33
2207	\$265,000	1/1	\$331.3	800	Oct 2018	232
410	\$315,000	1/1	\$360.8	873	Oct 2018	97
4111	\$440,000	2/2	\$350.3	1,256	Oct 2018	98
4007	\$255,000	1/1	\$318.8	800	Sep 2018	313
4410	\$830,000	3/2	\$463.9	1,789	Sep 2018	424
3111	\$415,000	2/2	\$330.4	1,256	Sep 2018	5
3309	\$227,000	0/1	\$400.4	567	Aug 2018	138
1903	\$229,000	0/1	\$403.9	567	Aug 2018	13
501	\$330,000	2/2	\$297.8	1,108	Aug 2018	60
2501	\$395,000	2/2	\$314.5	1,256	Jul 2018	453
3410	\$799,000	3/2	\$446.6	1,789	Jul 2018	573
3806	\$565,000	2/2	\$427.4	1,322	Jul 2018	136

Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAWAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
702	\$2,250	1/1	\$2.4	952	Mar 2019	19
2610	\$3,950	3/2	\$2.2	1,789	Mar 2019	49
4003	\$1,600	0/1	\$2.8	567	Mar 2019	42
4102	\$4,200	3/2	\$2.3	1,789	Mar 2019	37
1709	\$1,650	0/1	N/A	N/A	Mar 2019	11
5008	\$3,400	2/2	\$2.5	1,357	Feb 2019	66
2307	\$1,975	1/1	\$2.8	700	Feb 2019	33
4507	\$1,875	1/1	\$2.7	700	Feb 2019	115
4807	\$1,850	1/1	\$2.6	700	Feb 2019	108
4707	\$1,900	1/1	\$2.7	700	Feb 2019	95
3701	\$2,850	2/2	\$2.3	1,256	Feb 2019	60
703	\$1,750	0/1	\$3.5	501	Feb 2019	58
4805	\$2,000	1/1	\$2.4	845	Feb 2019	38
2008	\$2,850	2/2	\$2.1	1,357	Feb 2019	20
N/A	\$1,700	0/1	\$3.0	567	Jan 2019	81
2407	\$1,900	1/1	\$2.7	700	Jan 2019	161
607	\$1,750	0/1	\$4.0	436	Jan 2019	28
2005	\$2,250	1/1	\$2.7	845	Jan 2019	39
1407	\$1,750	1/1	\$2.5	700	Jan 2019	31
3407	\$1,995	1/1	\$2.5	800	Jan 2019	82

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$659,000	3/2	\$485.6	1357	Dec 2014	N/A
409	\$1,650/mth	0/1	\$3.7	443	Feb 2019	N/A
508	\$295,000	0/1	\$609.5	484	Jul 2018	N/A
601	\$2,250/mth	1/2	\$2.0	1108	Jan 2019	N/A
803	\$295,000	0/1	\$588.8	501	Feb 2019	N/A
807	\$1,900/mth	0/1	\$3.9	484	Feb 2019	N/A
810	\$345,000	1/1	\$395.2	873	Dec 2018	N/A
906	\$1,500/mth	0/1	\$3.0	501	Mar 2019	N/A
910	\$329,000	1/1	\$376.9	873	Oct 2018	N/A
912	\$389,000	1/1	\$406.5	957	Jul 2018	ROBERTO JU...
1603	\$209,900	0/1	\$370.2	567	Dec 2018	N/A
1610	\$730,000	3/2	\$408.0	1789	Oct 2018	N/A
1701	\$395,000	2/2	\$314.5	1256	Jan 2019	N/A
1706	\$3,200/mth	2/2	\$2.4	1357	Nov 2018	N/A
1708	\$559,000	2/2	\$411.9	1357	Jan 2019	N/A
1805	\$285,900	1/1	\$338.3	845	Sep 2018	N/A
1809	\$1,750/mth	0/1	\$3.1	567	Feb 2019	N/A
1902	\$4,000/mth	3/2	\$2.2	1789	Sep 2018	N/A
1905	\$278,500	1/1	\$329.6	845	Feb 2019	N/A
2005	\$289,000	1/1	\$342.0	845	Sep 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2102	\$4,100/mth	3/2	\$2.3	1789	Jan 2019	N/A
2209	\$229,900	0/1	\$405.5	567	Oct 2018	N/A
2301	\$425,000	2/2	\$338.4	1256	Jan 2019	N/A
2406	\$599,000	2/2	\$453.1	1322	Dec 2018	N/A
2411	\$427,500	2/2	\$340.4	1256	Jan 2019	N/A
2502	\$850,000	3/2	\$475.1	1789	Dec 2018	N/A
2504	\$485,000	2/2	\$357.4	1357	Oct 2018	N/A
2608	\$559,500	3/2	N/A	N/A	Jan 2019	N/A
2709	\$1,700/mth	0/1	\$3.0	567	Jan 2019	N/A
2809	\$1,695/mth	0/1	\$3.0	567	Feb 2019	N/A
2903	\$1,650/mth	0/1	\$2.9	567	Feb 2019	N/A
2904	\$625,000	2/2	\$520.0	1202	Oct 2018	N/A
2907	\$249,900	1/1	\$357.0	700	Nov 2016	N/A
3011	\$429,000	2/2	\$341.6	1256	Apr 2017	N/A
3105	\$299,000	1/1	\$353.8	845	Aug 2016	N/A
3108	\$529,900	2/2	\$390.5	1357	Aug 2018	GINETTE H BL...
3109	\$245,000	0/1	\$432.1	567	Sep 2017	N/A
3302	\$785,000	3/2	\$438.8	1789	Oct 2018	N/A
3308	\$599,000	2/2	\$441.4	1357	Jan 2019	N/A
3402	\$5,200/mth	3/2	\$2.9	1789	Sep 2018	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3402	\$950,000	3/2	\$531.0	1789	Sep 2018	N/A
3408	\$625,000	2/2	\$460.6	1357	Mar 2018	ZAHOOR MA...
3410	\$4,500/mth	3/2	\$2.5	1789	Nov 2018	N/A
3503	\$244,990	0/1	\$432.1	567	Aug 2017	N/A
3604	\$570,000	2/2	\$420.0	1357	Nov 2018	N/A
3705	\$2,100/mth	1/1	\$2.5	845	Jan 2019	N/A
3811	\$426,000	2/2	\$339.2	1256	Feb 2017	DOUGLAS JAI...
4004	\$3,500/mth	3/2	\$2.6	1358	Feb 2018	SURJIT JAIRA...
4004	\$524,000	3/2	\$385.9	1358	Aug 2018	SURJIT JAIRA...
4008	\$2,850/mth	2/2	\$2.1	1357	Jan 2019	N/A
4011	\$399,900	2/2	\$318.4	1256	Jan 2019	N/A
4106	\$469,000	2/2	\$354.8	1322	Jan 2019	N/A
4108	\$2,850/mth	2/2	\$2.1	1357	Mar 2019	N/A
4210	\$780,000	3/2	\$436.0	1789	Feb 2019	N/A
4210	\$4,100/mth	3/2	\$2.3	1789	Feb 2019	N/A
4403	\$1,700/mth	0/1	\$3.0	567	Jan 2019	N/A
4404	\$595,000	3/2	\$438.5	1357	Aug 2018	THOMAS BRE...
4411	\$428,500	2/2	\$341.2	1256	Nov 2018	N/A
4503	\$229,000	0/1	\$403.9	567	Mar 2019	N/A
4709	\$249,500	0/1	\$440.0	567	May 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4803	\$239,000	0/1	\$421.5	567	Sep 2018	N/A
4807	\$280,000	1/1	\$400.0	700	Jan 2019	N/A
4810	\$4,500/mth	3/2	\$2.5	1789	Nov 2018	N/A
5108	\$645,000	3/2	\$475.3	1357	Jan 2019	N/A
5209	\$250,000	0/1	\$440.9	567	Jun 2017	AMERICA INV...
5302	\$795,000	3/2	\$444.4	1789	Feb 2019	N/A
5303	\$249,950	0/1	\$440.8	567	May 2018	N/A
5303,...	\$1,000,000	4/4	\$1,763.7	567	May 2018	N/A
5303	\$1,000,000	0/0	\$1,763.7	567	Oct 2018	N/A
5405	\$2,350/mth	1/1	\$2.8	845	Feb 2019	N/A