

Market Report

May, 2019



50 Biscayne

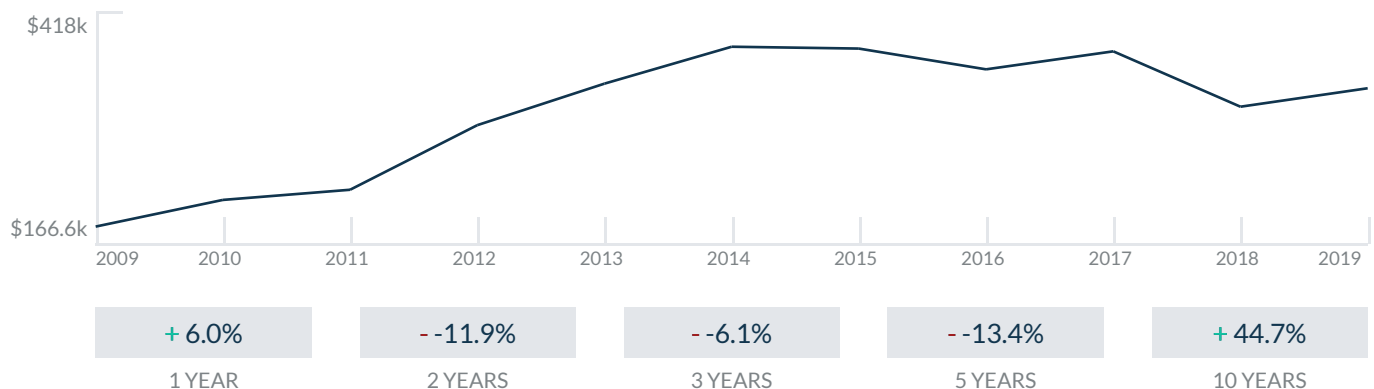
50 Biscayne Blvd
Miami, FL 33132

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

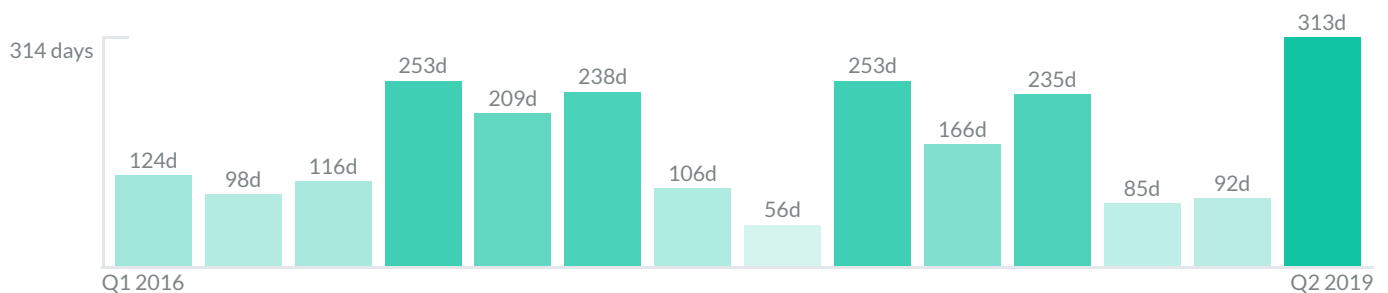
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

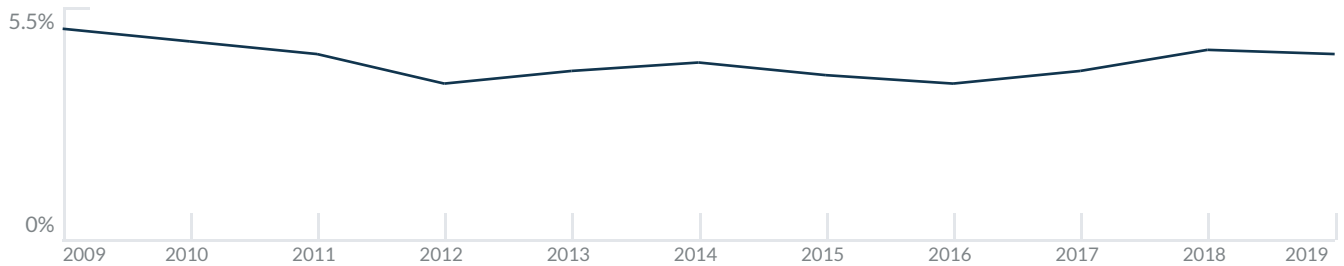


Mortgage Rates

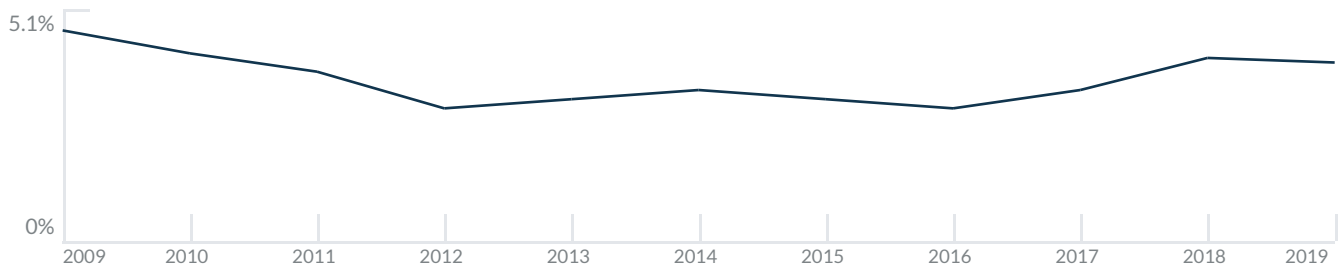
PER YEAR

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
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 50 BISCAYNE

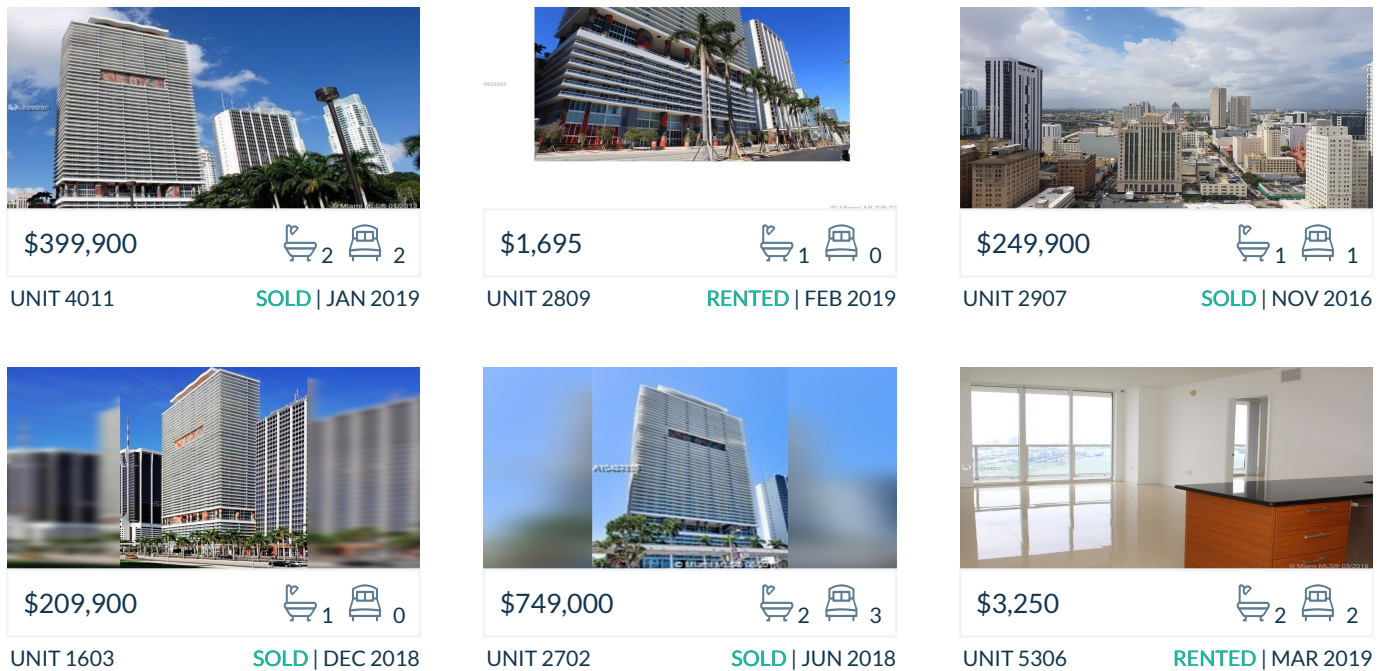
Below the average listing prices of available unit per property type.



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
2907	\$249,900	1/1	\$357.0	700	Apr 2019	860
1603	\$209,900	0/1	\$370.2	567	Apr 2019	97
2702	\$749,000	3/2	\$418.7	1,789	Apr 2019	243
3108	\$529,900	2/2	\$390.5	1,357	Apr 2019	208
2209	\$229,900	0/1	\$405.5	567	Apr 2019	158
3608	\$526,000	2/2	\$387.6	1,357	Mar 2019	6
2405	\$255,000	1/1	\$301.8	845	Mar 2019	12
3708	\$555,000	3/2	\$409.0	1,357	Mar 2019	135
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
3003	\$240,000	0/1	\$423.3	567	Dec 2018	N/A
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

Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
601	\$2,150	1/2	\$1.9	1,108	Apr 2019	86
906	\$1,500	0/1	\$3.0	501	Apr 2019	13
3709	\$1,690	0/1	\$3.0	567	Apr 2019	16
5306	\$3,250	2/2	\$2.5	1,322	Apr 2019	45
4403	\$1,650	0/1	\$2.9	567	Apr 2019	62
908	\$1,500	0/1	\$3.1	484	Apr 2019	13
2102	\$4,100	3/2	\$2.3	1,789	Apr 2019	55
808	\$1,750	0/1	\$3.6	484	Apr 2019	18
2903	\$1,650	0/1	\$2.9	567	Apr 2019	19
1706	\$3,200	2/2	\$2.4	1,357	Mar 2019	133
3308	\$2,950	2/2	\$2.2	1,357	Mar 2019	31
2201	\$2,750	2/2	\$2.2	1,256	Mar 2019	156
4810	\$4,500	3/2	\$2.5	1,789	Mar 2019	37
1809	\$1,750	0/1	\$3.1	567	Mar 2019	28
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
2911	\$2,699	2/2	\$2.1	1,256	Mar 2019	9
1709	\$1,650	0/1	N/A	N/A	Mar 2019	11

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
406	\$1,650/mth	0/1	\$3.4	481	May 2019	N/A
503	\$1,600/mth	0/1	\$3.2	501	Apr 2019	N/A
508	\$295,000	0/1	\$609.5	484	Jul 2018	N/A
803	\$285,000	0/1	\$568.9	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
905	\$258,000	0/1	\$574.6	449	Apr 2019	N/A
910	\$325,000	1/1	\$372.3	873	Oct 2018	N/A
912	\$389,000	1/1	\$406.5	957	Jul 2018	ROBERTO JU...
912	\$2,400/mth	1/1	\$2.5	957	Apr 2019	N/A
1701	\$395,000	2/2	\$314.5	1256	Jan 2019	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
1805	\$1,850/mth	1/1	\$2.1	875	Apr 2019	N/A
1807	\$2,100/mth	1/1	\$3.0	700	Mar 2019	N/A
1901	\$2,800/mth	2/2	\$2.2	1256	May 2019	N/A
1902	\$4,500/mth	3/2	\$2.5	1789	Mar 2019	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
2204	\$3,200/mth	2/2	\$2.4	1357	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2301	\$425,000	2/2	\$338.4	1256	Jan 2019	N/A
2305	\$1,950/mth	1/1	\$2.3	845	Apr 2019	N/A
2406	\$599,000	2/2	\$453.1	1322	Dec 2018	N/A
2411	\$412,500	2/2	\$328.4	1256	Jan 2019	N/A
2502	\$850,000	3/2	\$475.1	1789	Dec 2018	N/A
2502	\$4,400/mth	3/2	\$2.5	1789	Apr 2019	N/A
2504	\$485,000	2/2	\$357.4	1357	Oct 2018	N/A
2507	\$270,000	1/1	\$337.5	800	Apr 2019	N/A
2608	\$549,500	3/2	N/A	N/A	Jan 2019	N/A
2610	\$765,000	3/2	\$427.6	1789	Nov 2018	N/A
2709	\$1,700/mth	0/1	\$3.0	567	Jan 2019	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
3203	\$1,750/mth	0/1	\$3.1	567	May 2019	N/A
3308	\$599,000	2/2	\$441.4	1357	Jan 2019	N/A
3408	\$595,000	2/2	\$438.5	1357	Mar 2019	N/A
3410	\$4,200/mth	3/2	\$2.3	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

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3811	\$426,000	2/2	\$339.2	1256	Feb 2017	DOUGLAS JAI...
3906	\$3,300/mth	2/2	\$2.5	1322	Apr 2019	N/A
3908	\$2,600/mth	2/2	\$1.9	1357	Mar 2019	N/A
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	\$2,600/mth	2/2	\$1.9	1357	Jan 2019	N/A
4008	\$450,000	2/2	\$331.6	1357	Mar 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
4109	\$238,000	0/1	\$419.8	567	Apr 2019	N/A
4209	\$1,700/mth	0/1	\$3.0	567	Apr 2019	N/A
4210	\$735,000	3/2	\$410.8	1789	Feb 2019	N/A
4210	\$4,100/mth	3/2	\$2.3	1789	Feb 2019	N/A
4305	\$2,300/mth	1/1	\$2.7	845	Apr 2019	N/A
4404	\$595,000	3/2	\$438.5	1357	Aug 2018	THOMAS BRE...
4404	\$3,500/mth	2/2	\$2.6	1357	Apr 2019	N/A
4409	\$1,675/mth	0/1	\$3.0	567	May 2019	N/A
4411	\$428,500	2/2	\$341.2	1256	Nov 2018	N/A
4602	\$799,000	3/2	N/A	N/A	May 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
5108	\$635,000	3/2	\$467.9	1357	Jan 2019	N/A
5302	\$785,000	3/2	\$438.8	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	\$2,200/mth	1/1	\$2.6	845	Feb 2019	N/A