

# Market Report

August, 2020



## 50 Biscayne

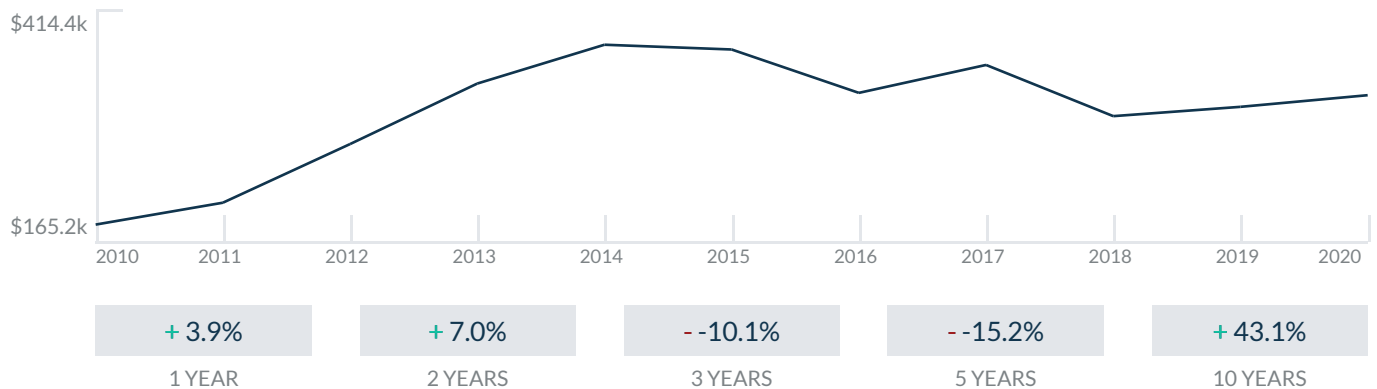
50 Biscayne Blvd  
Miami, FL 33132

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](https://www.50biscaynecondosforsale.com).

## Property Stats

POSTAL CODE 33132

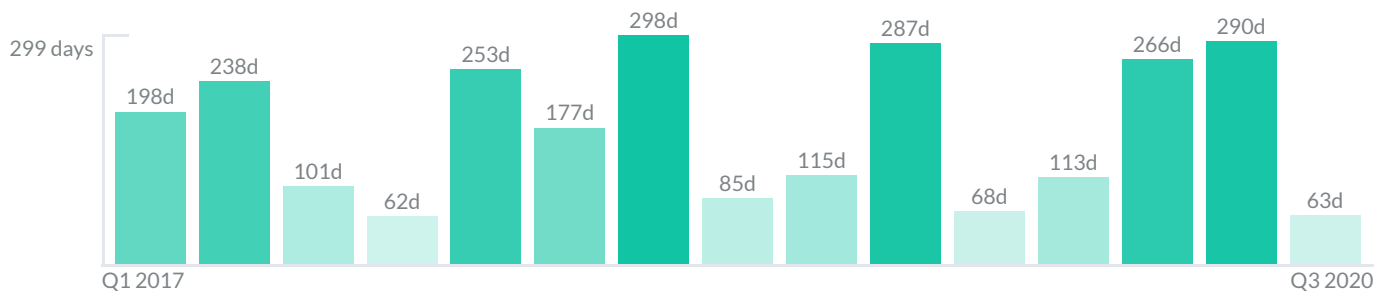
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

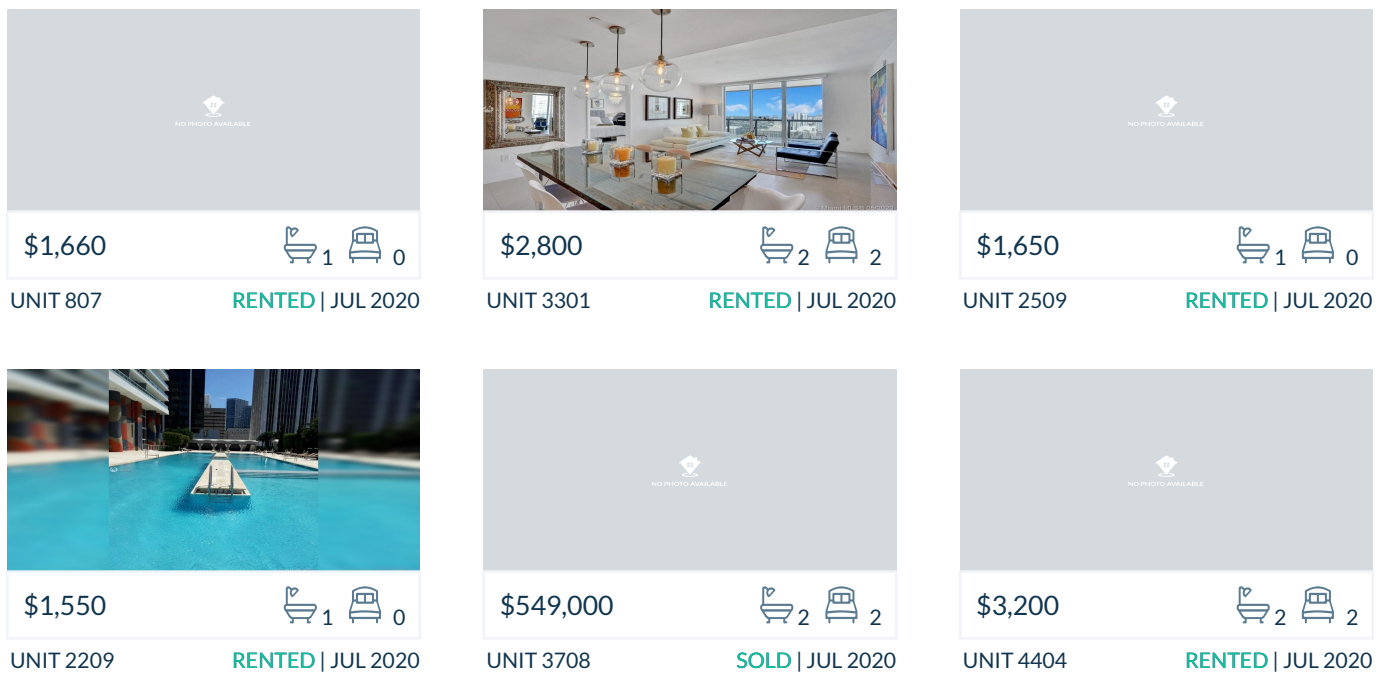
Below the average listing prices of available unit per property type.



# 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
3708	\$549,000	2/2	\$404.6	1,357	Jul 2020	63
504	\$269,000	1/1	N/A	N/A	Jun 2020	78
3908	\$350,000	2/2	\$257.9	1,357	Jun 2020	91
2610	\$695,000	3/2	\$388.5	1,789	Jun 2020	525
2504	\$485,000	2/2	\$357.4	1,357	May 2020	465
3305	\$275,000	1/1	\$325.4	845	Mar 2020	122
4611	\$399,000	2/2	\$317.7	1,256	Mar 2020	106
3404	\$599,500	3/2	\$441.8	1,357	Feb 2020	101
4709	\$229,500	0/1	\$404.8	567	Feb 2020	596
1708	\$559,000	2/2	\$411.9	1,357	Feb 2020	291
2806	\$509,900	2/2	\$385.7	1,322	Feb 2020	81
5303	\$229,950	0/1	\$405.6	567	Jan 2020	564
506	\$180,000	0/1	\$374.2	481	Dec 2019	7
4602	\$799,000	3/2	\$446.6	1,789	Dec 2019	205
3604	\$570,000	2/2	\$420.0	1,357	Dec 2019	354
4908	\$550,000	2/2	\$405.3	1,357	Dec 2019	28
2810	\$729,900	3/2	\$408.0	1,789	Oct 2019	97
4411	\$428,500	2/2	N/A	N/A	Oct 2019	30
5009	\$226,000	0/1	\$398.6	567	Oct 2019	46
2507	\$258,000	1/1	\$322.5	800	Oct 2019	136

## Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
807	\$1,660	0/1	\$3.4	484	Jul 2020	100
3301	\$2,800	2/2	\$2.2	1,256	Jul 2020	46
2509	\$1,650	0/1	\$2.9	567	Jul 2020	36
2209	\$1,550	0/1	\$2.7	567	Jul 2020	41
4404	\$3,200	2/2	\$2.4	1,357	Jul 2020	34
601	\$2,300	2/2	\$2.1	1,108	Jul 2020	119
906	\$1,500	0/1	\$3.1	481	Jul 2020	14
4810	\$4,150	3/2	\$2.3	1,789	Jul 2020	142
3203	\$1,700	0/1	\$3.0	567	Jul 2020	59
505	\$1,650	0/1	\$3.7	449	Jun 2020	59
803	\$1,700	0/1	\$3.4	501	Jun 2020	45
707	\$1,700	0/1	\$3.9	436	Jun 2020	21
512	\$2,400	2/1	N/A	N/A	Jun 2020	29
908	\$1,500	0/1	\$3.1	484	Jun 2020	11
2006	\$3,200	2/2	\$2.4	1,322	May 2020	71
3405	\$1,950	1/1	\$2.3	845	May 2020	29
5410	\$4,250	3/2	\$2.4	1,789	May 2020	50
2008	\$2,950	2/2	\$2.2	1,357	May 2020	41
2405	\$1,900	1/1	\$2.2	845	May 2020	14
4108	\$3,000	2/2	\$2.2	1,357	May 2020	79

## Currently Listed

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ACTIVE LISTINGS 1/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU1-...	\$6,590,000	0/0	N/A	N/A	Feb 2020	N/A
CU1-...	\$50	0/0	N/A	N/A	Feb 2020	N/A
407	\$1,650/mth	0/1	N/A	N/A	Jul 2020	REFERENCE O...
508	\$295,000	0/1	\$609.5	484	Jul 2020	N/A
511	\$1,600/mth	0/1	\$3.2	501	Jul 2020	JOSE A ANDR...
512	\$365,000	2/1	N/A	N/A	Jun 2020	
601	\$340,000	2/2	\$306.9	1108	Jun 2020	N/A
701	\$2,300/mth	2/2	\$2.1	1108	Jun 2020	N/A
703	\$1,750/mth	0/1	\$3.5	501	Jul 2020	JOSE L AGUER...
803	\$260,000	0/1	\$519.0	501	Jul 2020	JUAN LUIS MI...
807	\$295,000	0/1	\$676.6	436	Jun 2020	
810	\$345,000	1/1	\$395.2	873	Jul 2020	N/A
814	\$350,000	1/2	\$315.9	1108	Feb 2020	John Richard...
814	\$2,150/mth	1/2	\$1.9	1108	Jul 2020	John Richard...
905	\$258,000	0/1	\$574.6	449	Feb 2020	HEZEKIAH BL...
914	\$359,000	1/2	\$324.0	1108	Jul 2020	BRIAN BARRE...
914	\$359,000	1/2	\$324.0	1108	Jul 2020	BRIAN BARRE...
1403	\$239,000	0/1	\$421.5	567	Jul 2020	
1406	\$3,200/mth	2/2	\$2.4	1322	Jun 2020	N/A
1409	\$230,000	0/1	\$405.6	567	Jul 2020	ENRIQUE JOS...

## Currently Listed

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ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1409	\$1,650/mth	0/1	\$2.9	567	Jul 2020	ENRIQUE JOS...
1503	\$245,000	0/1	\$432.1	567	Jul 2020	
1601	\$680,000	2/2	\$541.4	1256	Feb 2020	SARA B SARA...
1610	\$715,000	3/2	\$399.7	1789	Jul 2020	KHALIL SARKIS
1610	\$4,200/mth	3/2	\$2.3	1789	Jul 2020	KHALIL SARKIS
1701	\$395,000	2/2	N/A	N/A	Jul 2020	N/A
1706	\$3,500/mth	2/2	\$2.6	1322	Feb 2020	NESLIGUL AK...
1706	\$3,300/mth	2/2	\$2.5	1322	Jun 2020	NESLIGUL AK...
1706	\$3,200/mth	2/2	\$2.4	1322	Jul 2020	NESLIGUL AK...
1805	\$269,900	1/1	N/A	N/A	Feb 2020	N/A
1901	\$2,700/mth	2/2	\$2.1	1256	Jul 2020	EHAB SHAHID
1902	\$4,200/mth	3/2	\$2.3	1789	Jun 2020	GRACIETE DA...
2005	\$285,000	1/1	\$337.3	845	Feb 2020	
2005	\$1,975/mth	1/1	\$2.3	845	Jul 2020	
2005	\$280,000	1/1	\$331.4	845	Jul 2020	
2011	\$3,200/mth	2/2	\$2.5	1256	Jun 2020	MIGUELA CA...
2011	\$3,000/mth	2/2	\$2.4	1256	Jul 2020	MIGUELA CA...
2202	\$850,000	3/2	N/A	N/A	Feb 2020	GIACOMO CA...
2202	\$845,000	3/2	N/A	N/A	Jul 2020	GIACOMO CA...
2208	\$565,000	2/2	\$416.4	1357	Jul 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2301	\$399,000	2/2	\$317.7	1256	Jun 2020	ALEX GOREN...
2307	\$1,875/mth	1/1	\$2.7	700	Jul 2020	SIYU XU
2411	\$379,000	2/2	\$301.8	1256	Feb 2020	N/A
2411	\$2,699/mth	2/2	\$2.1	1256	Jul 2020	N/A
2502	\$799,000	3/2	\$446.6	1789	Jul 2020	JAMES A MAR...
2510	\$2,145,000	4/4	\$701.0	3060	Jun 2020	N/A
2510	\$2,100,000	4/4	N/A	N/A	Jul 2020	N/A
2601	\$3,200/mth	2/2	\$2.5	1256	Jul 2020	JUAN CARLO...
2603	\$1,700/mth	0/1	\$3.0	567	Jul 2020	ALLAN BUSLO...
2709	\$1,650/mth	0/1	\$2.9	567	Jul 2020	N/A
2710	\$699,000	3/2	\$390.7	1789	Jul 2020	VANSAV LIMI...
2802	\$4,200/mth	3/2	\$2.3	1789	Jul 2020	KENNETH SC...
2809	\$230,000	0/1	\$405.6	567	Feb 2020	ORIPAU COR...
2902	\$3,900/mth	3/2	\$2.2	1789	Feb 2020	STEVE T SUH...
2903	\$225,000	0/1	\$396.8	567	Mar 2020	CARMEN LUC...
2910	\$697,000	3/2	\$389.6	1789	Jul 2020	N/A
3010	\$4,000/mth	3/2	\$2.2	1789	Mar 2020	MICHEL DEC...
3010	\$799,000	3/2	\$446.6	1789	Feb 2020	MICHEL DEC...
3011	\$399,000	2/2	\$317.7	1256	Jun 2020	N/A
3105	\$299,000	1/1	\$353.8	845	Jul 2020	N/A



## Currently Listed

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ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3109	\$245,000	0/1	\$432.1	567	Feb 2020	DI GERONIM...
3109	\$245,000	0/1	\$432.1	567	Mar 2020	DI GERONIM...
3202	\$825,000	3/2	\$461.2	1789	Jul 2020	N/A
3205	\$1,900/mth	1/1	\$2.2	845	Jul 2020	FABRICE DU...
3209	\$1,750/mth	0/1	\$3.1	567	Jun 2020	N/A
3307	\$2,000/mth	1/1	\$2.9	700	Jun 2020	MARIA DOLO...
3308	\$599,000	2/2	\$441.4	1357	Feb 2020	DEEPAK KAT...
3402	\$899,900	3/2	\$503.0	1789	Jun 2020	ZAHOOR MA...
3408	\$4,000/mth	2/2	\$2.9	1357	Jun 2020	ZAHOOR MA...
3408	\$549,000	2/2	\$404.6	1357	Jul 2020	ZAHOOR MA...
3502	\$3,750/mth	3/2	\$2.1	1789	Jul 2020	N/A
3507	\$295,000	1/1	\$421.4	700	Oct 2019	FELIX VALDES
3609	\$1,700/mth	0/1	\$3.0	567	Jul 2020	DANIEL O DE...
3703	\$1,700/mth	0/1	\$3.0	567	Jun 2020	N/A
3811	\$440,000	2/2	\$350.3	1256	Jul 2020	DOUGLAS JAI...
3902	\$785,000	3/2	\$438.8	1789	Jul 2020	RICARDO FER...
3905	\$299,000	1/1	\$353.8	845	Jul 2020	FERNANDO F...
3908	\$2,550/mth	2/2	\$1.9	1357	Jul 2020	ANABELLA M...
4004	\$500,000	3/2	\$368.2	1358	Feb 2020	SURJIT JAIRA...
4004	\$2,900/mth	3/2	\$2.1	1358	Jun 2020	SURJIT JAIRA...

## Currently Listed

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ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4004	\$3,500/mth	3/2	\$2.6	1358	Jul 2020	SURJIT JAIRA...
4004	\$499,000	3/2	\$367.5	1358	Feb 2020	SURJIT JAIRA...
4004	\$525,000	3/2	\$386.6	1358	Jul 2020	SURJIT JAIRA...
4102	\$4,300/mth	3/2	\$2.4	1789	Jul 2020	N/A
4103	\$295,000	0/1	\$520.3	567	Jun 2020	
4106	\$2,800/mth	2/2	\$2.1	1322	Jul 2020	N/A
4209	\$1,750/mth	0/1	\$3.1	567	Jul 2020	PATRICK M D...
4303	\$239,000	0/1	\$421.5	567	Jun 2020	N/A
4307	\$2,250/mth	1/1	\$2.8	800	Jul 2020	RIGHT MOVE...
4309	\$1,700/mth	0/1	\$3.0	567	Jul 2020	ROLANDO DA...
4404	\$595,000	3/2	\$438.5	1357	Feb 2020	THOMAS BRE...
4407	\$2,000/mth	1/1	\$2.9	700	Jul 2020	N/A
4702	\$3,950/mth	3/2	\$2.2	1789	Jul 2020	MARYAM JAH...
4703	\$239,000	0/1	\$421.5	567	Jul 2020	N/A
4710	\$4,100/mth	3/2	\$2.3	1789	Jul 2020	RAJA CHATTE...
4807	\$265,000	1/1	\$378.6	700	Jul 2020	GONZALO NE...
4901	\$540,000	2/2	\$429.9	1256	Jul 2020	CLAIRE HES
4909	\$1,600/mth	0/1	\$2.8	567	Jul 2020	N/A
5002	\$1,250,000	3/2	\$698.7	1789	Jul 2020	N/A
5005	\$2,000/mth	1/1	\$2.4	845	Jul 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5302	\$785,000	3/2	\$438.8	1789	Jul 2020	N/A
5311	\$3,250/mth	2/2	\$2.4	1357	Feb 2020	N/A
5406	\$3,499/mth	2/2	\$2.6	1322	Jul 2020	KAPIL GUPTA