

Market Report

November, 2020



50 Biscayne

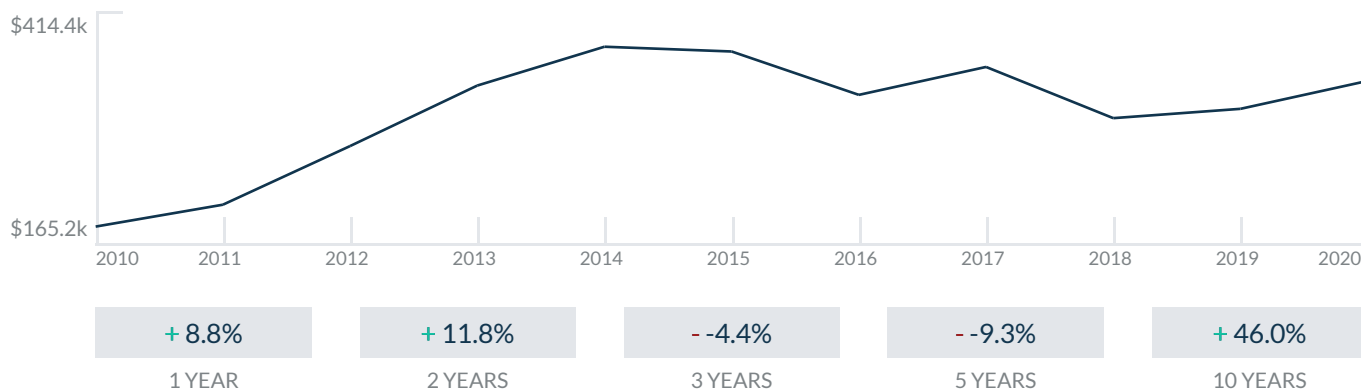
50 Biscayne Blvd
Miami, FL 33132

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

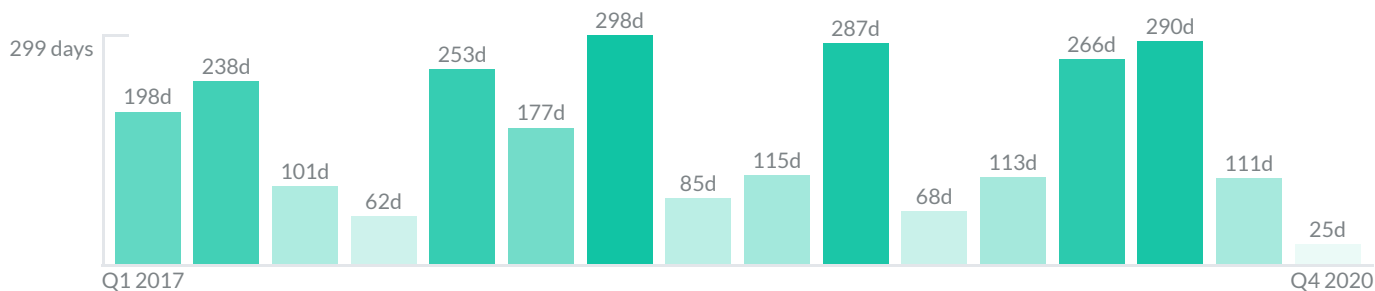
The property stats graph represents the median price evolution since ten years in your postal code area.



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

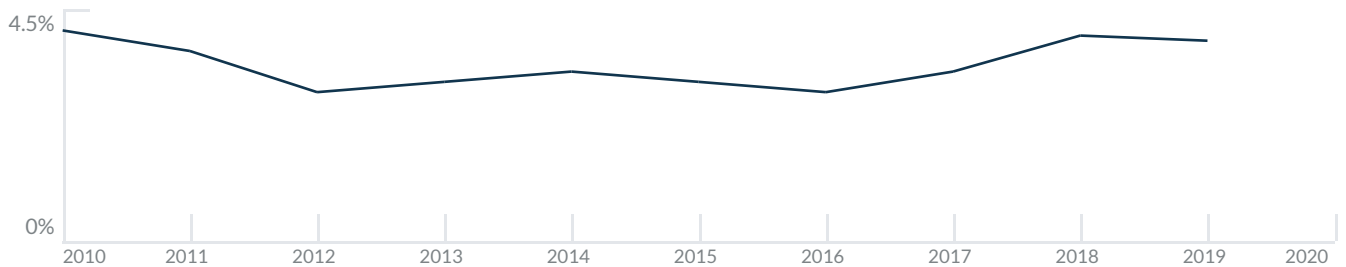
PER YEAR

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©

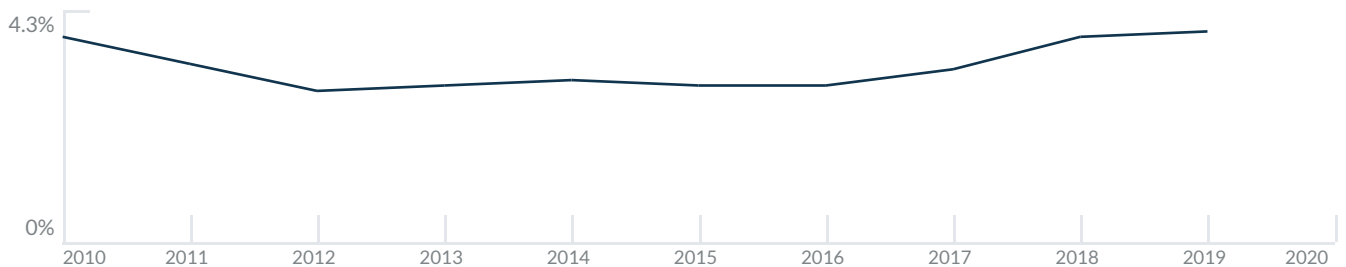
30 YEARS FIXED 4.4%



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

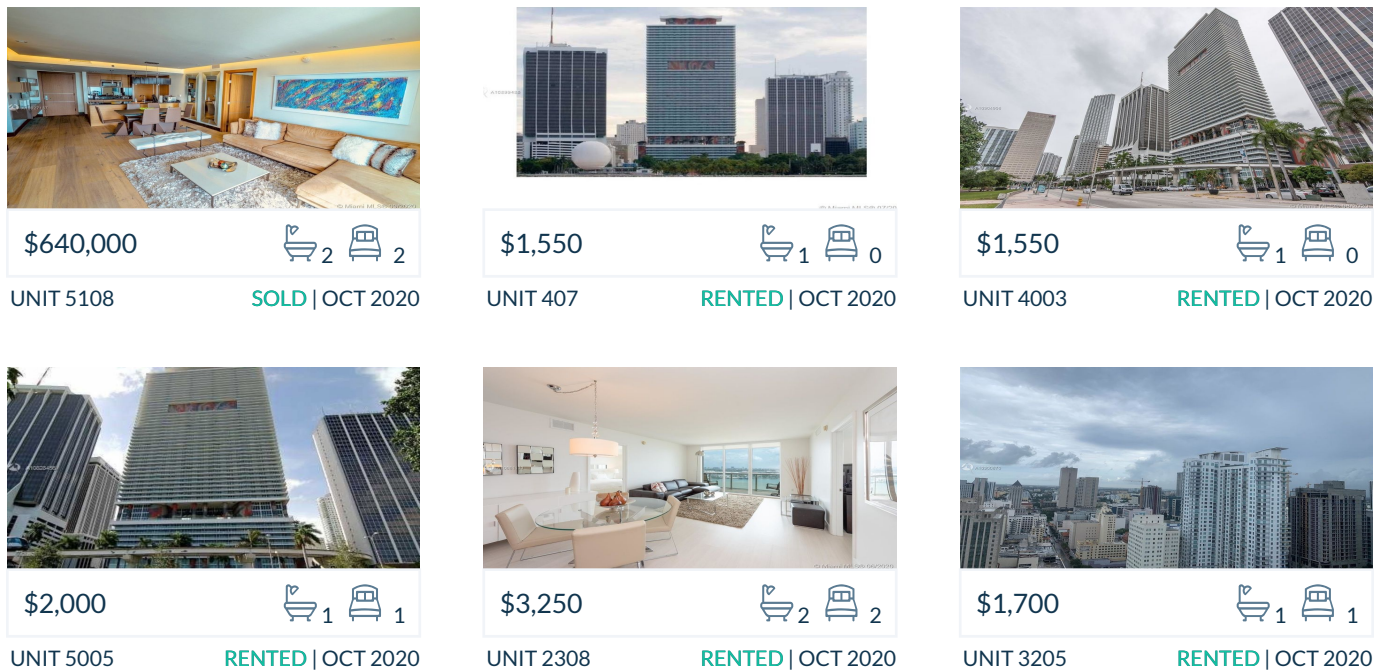
Below the average listing prices of available unit per property type.



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
5108	\$640,000	2/2	\$471.6	1,357	Oct 2020	25
2411	\$379,000	2/2	\$301.8	1,256	Sep 2020	94
4703	\$239,000	0/1	\$421.5	567	Jul 2020	177
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

Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
407	\$1,550	0/1	N/A	N/A	Oct 2020	97
4003	\$1,550	0/1	\$2.7	567	Oct 2020	79
5005	\$2,000	1/1	\$2.4	845	Oct 2020	213
2308	\$3,250	2/2	\$2.4	1,357	Oct 2020	97
3205	\$1,700	1/1	\$2.0	845	Oct 2020	66
4102	\$3,925	3/2	\$2.2	1,789	Oct 2020	24
1603	\$1,500	0/1	\$2.6	567	Oct 2020	47
1902	\$3,700	3/2	\$2.1	1,789	Sep 2020	270
912	\$2,300	1/1	\$2.4	957	Sep 2020	52
4710	\$4,100	3/2	\$2.3	1,789	Sep 2020	132
2005	\$1,875	1/1	\$2.2	845	Sep 2020	116
1808	\$3,000	2/2	\$2.2	1,357	Sep 2020	15
3609	\$1,600	0/1	\$2.8	567	Sep 2020	31
4307	\$2,150	1/1	\$2.7	800	Sep 2020	84
2307	\$1,875	1/1	\$2.7	700	Aug 2020	84
1901	\$2,700	2/2	\$2.1	1,256	Aug 2020	33
3805	\$2,100	1/1	\$2.5	845	Aug 2020	41
4909	\$1,600	0/1	\$2.8	567	Aug 2020	59
3507	\$1,950	1/1	\$2.8	700	Aug 2020	34
807	\$1,660	0/1	\$3.4	484	Jul 2020	100

Currently Listed

ACTIVE LISTINGS 1/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$640,000	2/2	\$471.6	1357	Sep 2020	N/A
406	\$1,550/mth	0/1	\$3.2	481	Oct 2020	SUZEL DAMO...
508	\$295,000	0/1	\$609.5	484	Sep 2020	N/A
511	\$1,600/mth	0/1	\$3.2	501	Oct 2020	JOSE A ANDR...
512	\$365,000	2/1	N/A	N/A	Sep 2020	
601	\$340,000	2/2	\$306.9	1108	Oct 2020	N/A
605	\$1,699/mth	0/1	\$3.8	449	Oct 2020	OLEG KRECH...
605	\$239,000	0/2	\$532.3	449	Oct 2020	OLEG KRECH...
701	\$2,300/mth	2/2	\$2.1	1108	Sep 2020	N/A
703	\$1,695/mth	0/1	\$3.4	501	Sep 2020	JOSE L AGUER...
703	\$260,000	0/1	\$519.0	501	Oct 2020	JOSE L AGUER...
705	\$259,000	0/2	\$576.8	449	Sep 2020	FELIPE LATOR...
803	\$260,000	0/1	\$519.0	501	Oct 2020	JUAN LUIS MI...
807	\$295,000	0/1	\$676.6	436	Sep 2020	
810	\$345,000	1/1	\$395.2	873	Sep 2020	N/A
814	\$2,150/mth	1/2	\$1.9	1108	Sep 2020	John Richard...
914	\$359,000	1/2	\$324.0	1108	Sep 2020	BRIAN BARRE...
914	\$359,000	1/2	\$324.0	1108	Oct 2020	BRIAN BARRE...
1403	\$239,000	0/1	\$421.5	567	Sep 2020	
1409	\$230,000	0/1	\$405.6	567	Sep 2020	ENRIQUE JOS...

Currently Listed

ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1409	\$1,650/mth	0/1	\$2.9	567	Sep 2020	ENRIQUE JOS...
1409	\$220,000	0/1	N/A	N/A	Sep 2020	ENRIQUE JOS...
1411	\$2,800/mth	2/2	N/A	N/A	Sep 2020	RAQUEL GOL...
1503	\$245,000	0/1	\$432.1	567	Sep 2020	
1506	\$3,000/mth	2/2	\$2.3	1322	Oct 2020	ANA JULIA LU...
1607	\$1,900/mth	1/1	\$2.4	800	Oct 2020	N/A
1610	\$715,000	3/2	\$399.7	1789	Sep 2020	KHALIL SARKIS
1610	\$3,900/mth	3/2	\$2.2	1789	Sep 2020	KHALIL SARKIS
1701	\$395,000	2/2	N/A	N/A	Sep 2020	N/A
1706	\$3,300/mth	2/2	\$2.5	1322	Sep 2020	NESLIGUL AK...
1706	\$3,200/mth	2/2	\$2.4	1322	Sep 2020	NESLIGUL AK...
1907	\$365,000	1/1	\$456.3	800	Oct 2020	ERIC REX GRE...
2005	\$280,000	1/1	\$331.4	845	Sep 2020	
2011	\$3,200/mth	2/2	\$2.5	1256	Sep 2020	MIGUEL A CA...
2011	\$2,650/mth	2/2	\$2.1	1256	Sep 2020	MIGUEL A CA...
2202	\$845,000	3/2	\$472.3	1789	Sep 2020	GIACOMO CA...
2204	\$690,000	2/2	\$508.5	1357	Oct 2020	MOHAMMED...
2208	\$565,000	2/2	\$416.4	1357	Sep 2020	N/A
2301	\$399,000	2/2	\$317.7	1256	Sep 2020	ALEX GOREN...
2405	\$275,000	1/1	\$325.4	845	Oct 2020	MATTHIAS OL...

Currently Listed

ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2411	\$2,650/mth	2/2	\$2.1	1256	Sep 2020	N/A
2411	\$2,650/mth	2/2	\$2.1	1256	Oct 2020	N/A
2502	\$799,000	3/2	\$446.6	1789	Sep 2020	JAMES A MAR...
2507	\$2,300/mth	1/1	\$2.9	800	Sep 2020	PEDRO E GAL...
2510	\$2,145,000	4/4	\$701.0	3060	Sep 2020	N/A
2510	\$2,100,000	4/4	\$686.5	3059	Sep 2020	N/A
2601	\$3,200/mth	2/2	\$2.5	1256	Sep 2020	JUAN CARLO...
2603	\$1,700/mth	0/1	\$3.0	567	Oct 2020	ALLAN BUSLO...
2603	\$240,000	0/1	\$423.3	567	Oct 2020	ALLAN BUSLO...
2710	\$699,000	3/2	\$390.7	1789	Sep 2020	VANSAV LIMI...
2802	\$4,200/mth	3/2	\$2.3	1789	Sep 2020	KENNETH SC...
2904	\$630,000	2/2	\$524.1	1202	Oct 2020	MOHAMED A...
2909	\$1,600/mth	0/1	\$2.8	567	Oct 2020	FRANK AZOR...
2910	\$665,000	3/2	\$371.7	1789	Sep 2020	N/A
3011	\$389,000	2/2	\$309.7	1256	Oct 2020	N/A
3103	\$1,600/mth	0/1	\$2.8	567	Oct 2020	N/A
3105	\$299,000	1/1	\$353.8	845	Sep 2020	N/A
3109	\$245,000	0/1	\$432.1	567	Sep 2020	DI GERONIM...
3110	\$4,500	3/2	\$2.5	1789	Oct 2020	WILFREDO G...
3202	\$799,000	3/2	\$446.6	1789	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3208	\$3,900/mth	3/2	\$2.9	1357	Oct 2020	N/A
3307	\$1,950/mth	1/1	\$2.8	700	Sep 2020	MARIA DOLO...
3307	\$1,950/mth	1/1	\$2.8	700	Oct 2020	MARIA DOLO...
3402	\$899,900	3/2	\$503.0	1789	Oct 2020	ZAHOOR MA...
3402	\$5,000/mth	3/2	\$2.8	1789	Oct 2020	ZAHOOR MA...
3408	\$3,600/mth	2/2	\$2.7	1357	Sep 2020	ZAHOOR MA...
3411	\$495,000	2/2	\$394.1	1256	Sep 2020	MARIANNE P...
3502	\$3,750/mth	3/2	\$2.1	1789	Oct 2020	N/A
3607	\$1,950/mth	1/1	\$2.8	700	Oct 2020	
3701	\$3,000/mth	2/2	\$2.4	1256	Oct 2020	ANGELO GUC...
3703	\$1,630/mth	0/1	\$2.9	567	Sep 2020	N/A
3711	\$3,400/mth	2/2	\$2.7	1256	Oct 2020	
3809	\$1,600/mth	0/1	\$2.8	567	Oct 2020	ALDO J FIGLI...
3811	\$440,000	2/2	\$350.3	1256	Sep 2020	DOUGLAS JAI...
3902	\$785,000	3/2	\$438.8	1789	Sep 2020	RICARDO FER...
3905	\$299,000	1/1	\$353.8	845	Sep 2020	FERNANDO F...
3905	\$2,200/mth	1/1	\$2.6	845	Sep 2020	FERNANDO F...
3906	\$2,800/mth	2/2	\$2.1	1322	Oct 2020	N/A
3908	\$2,550/mth	2/2	\$1.9	1357	Sep 2020	ANABELLA M...
4004	\$2,800/mth	3/2	\$2.1	1358	Sep 2020	SURJIT JAIRA...

Currently Listed

ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4004	\$3,500/mth	3/2	\$2.6	1358	Sep 2020	SURJIT JAIRA...
4004	\$525,000	3/2	\$386.6	1358	Sep 2020	SURJIT JAIRA...
4004	\$490,000	2/2	\$360.8	1358	Sep 2020	SURJIT JAIRA...
4006	\$2,900/mth	3/2	\$2.2	1322	Oct 2020	SORAIDA M R...
4102	\$4,300/mth	3/2	\$2.4	1789	Sep 2020	N/A
4103	\$295,000	0/1	\$520.3	567	Sep 2020	
4105	\$1,950/mth	1/1	\$2.3	845	Oct 2020	N/A
4106	\$2,600/mth	2/2	\$2.0	1322	Oct 2020	N/A
4108	\$2,700/mth	2/2	\$2.0	1357	Oct 2020	EDUARDO DA...
4204	\$3,300/mth	2/2	\$2.4	1357	Oct 2020	SUSANA PARE...
4208	\$3,300/mth	3/2	\$2.4	1357	Oct 2020	JUAN DANIEL...
4209	\$1,650/mth	0/1	\$2.9	567	Oct 2020	PATRICK M D...
4303	\$247,500	0/1	\$436.5	567	Sep 2020	N/A
4309	\$1,600/mth	0/1	\$2.8	567	Oct 2020	ROLANDO DA...
4604	\$3,300/mth	2/2	\$2.4	1357	Sep 2020	LEP INTERNA...
4604	\$3,250/mth	2/2	\$2.4	1357	Oct 2020	LEP INTERNA...
4609	\$1,550/mth	0/1	\$2.7	567	Oct 2020	PAVEL SOLTA...
4702	\$3,950/mth	3/2	\$2.2	1789	Oct 2020	MARYAM JAH...
4803	\$1,550/mth	0/1	\$2.7	567	Oct 2020	IRINA KARLIN...
4807	\$265,000	1/1	\$378.6	700	Sep 2020	GONZALO NE...

Currently Listed

ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4901	\$540,000	2/2	\$429.9	1256	Oct 2020	CLAIRE HES
4903	\$1,600/mth	0/1	\$2.8	567	Sep 2020	YANINA KARL...
4907	\$2,200/mth	1/1	\$2.8	800	Oct 2020	N/A
5002	\$1,250,000	3/2	\$698.7	1789	Sep 2020	N/A
5005	\$330,000	1/1	N/A	N/A	Sep 2020	N/A
5007	\$1,950/mth	1/1	\$2.8	700	Sep 2020	N/A
5302	\$785,000	3/2	\$438.8	1789	Sep 2020	N/A