

# Market Report

July, 2021



## 50 Biscayne

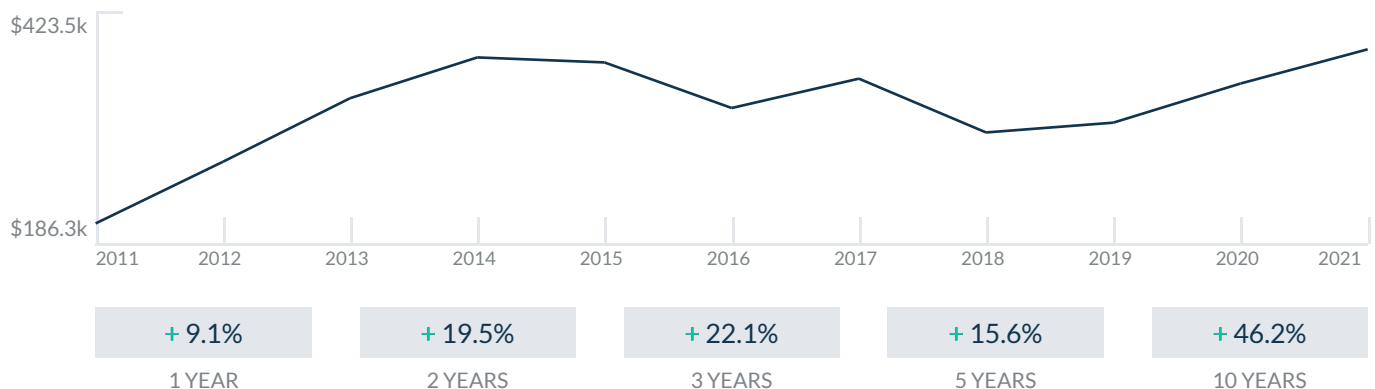
50 Biscayne Blvd  
Miami, FL 33132

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

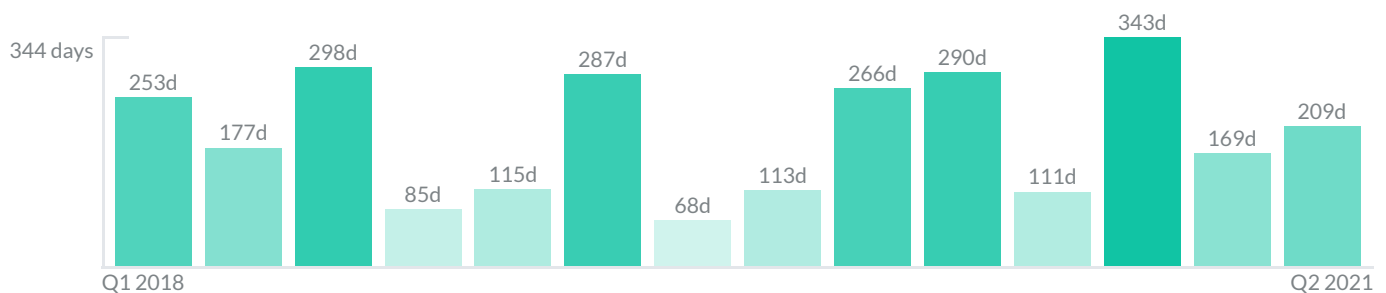
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

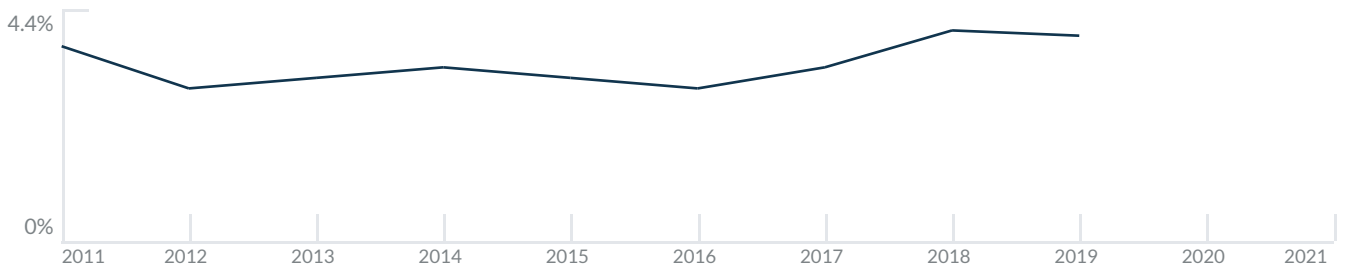
PER YEAR

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©

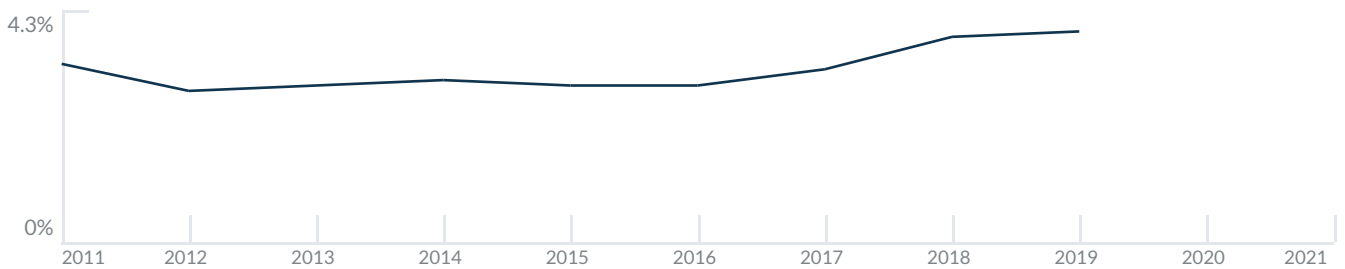
30 YEARS FIXED 4.4%



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

 <p>\$240,000</p> <p>UNIT 2603</p> <p>SOLD   JUN 2021</p> <p>1 Bath 0 Bed</p>	 <p>\$1,700</p> <p>UNIT 3803</p> <p>RENTED   JUN 2021</p> <p>1 Bath 0 Bed</p>	 <p>\$2,999</p> <p>UNIT 4106</p> <p>RENTED   JUN 2021</p> <p>2 Bath 2 Bed</p>
 <p>\$1,700</p> <p>UNIT 803</p> <p>RENTED   JUN 2021</p> <p>1 Bath 0 Bed</p>	 <p>\$1,600</p> <p>UNIT 908</p> <p>RENTED   JUN 2021</p> <p>1 Bath 0 Bed</p>	 <p>\$1,700</p> <p>UNIT 909</p> <p>RENTED   JUN 2021</p> <p>1 Bath 0 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN 50 BISCAWAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2603	\$240,000	0/1	\$423.3	567	Jun 2021	200
3811	\$419,900	2/2	\$334.3	1,256	May 2021	741
809	\$239,000	0/1	\$539.5	443	May 2021	20
2301	\$395,000	2/2	\$314.5	1,256	Apr 2021	52
3810	\$715,000	3/2	\$399.7	1,789	Apr 2021	30
4901	\$540,000	2/2	\$429.9	1,256	Mar 2021	320
803	\$260,000	0/1	\$519.0	501	Mar 2021	727
3507	\$279,000	1/1	\$398.6	700	Mar 2021	43
4404	\$585,000	2/2	\$431.1	1,357	Mar 2021	27
4209	\$235,000	0/1	\$414.5	567	Mar 2021	52
5305	\$274,900	1/1	\$325.3	845	Feb 2021	6
2302	\$649,900	3/2	\$363.3	1,789	Feb 2021	44
1409	\$205,000	0/1	\$361.6	567	Jan 2021	129
2405	\$275,000	1/1	\$325.4	845	Dec 2020	13
3011	\$389,000	2/2	\$309.7	1,256	Nov 2020	1298
3408	\$549,000	2/2	\$404.6	1,357	Nov 2020	240
3902	\$785,000	3/2	\$438.8	1,789	Nov 2020	138
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

## Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3803	\$1,700	0/1	\$3.0	567	Jun 2021	6
4106	\$2,999	2/2	\$2.3	1,322	Jun 2021	9
803	\$1,700	0/1	\$3.4	501	Jun 2021	16
908	\$1,600	0/1	\$3.3	484	Jun 2021	23
909	\$1,700	0/1	\$3.8	443	Jun 2021	36
5003	\$1,825	0/1	\$3.2	567	Jun 2021	2
1409	\$3,000	0/1	\$5.3	567	Jun 2021	4
511	\$1,600	0/1	\$3.2	501	Jun 2021	12
4805	\$2,100	1/1	\$2.5	845	Jun 2021	11
607	\$1,700	0/1	\$3.9	436	Jun 2021	1
3503	\$2,150	0/1	\$3.8	567	May 2021	11
3909	\$1,700	0/1	\$3.0	567	May 2021	28
2206	\$3,300	2/2	\$2.5	1,322	May 2021	10
3101	\$2,900	2/2	\$2.3	1,256	May 2021	4
2204	\$3,400	2/2	\$2.5	1,357	May 2021	39
3208	\$3,900	2/2	\$2.9	1,357	May 2021	34
4103	\$1,750	0/1	\$3.1	567	May 2021	7
409	\$1,600	0/1	\$3.6	443	May 2021	2
2211	\$2,950	2/2	\$2.3	1,256	May 2021	24
1411	\$2,800	2/2	\$2.2	1,256	May 2021	262

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU6	\$3,000	0/0	N/A	N/A	Feb 2021	CARLOS M CA...
512	\$3,000/mth	1/1	\$3.1	957	Jun 2021	
807	\$257,000	0/1	\$589.4	436	Apr 2021	
814	\$320,000	1/2	\$288.8	1108	Jun 2021	John Richard...
1403	\$239,000	0/1	\$421.5	567	Feb 2021	
1503	\$245,000	0/1	\$432.1	567	Nov 2020	
1606	\$699,000	2/2	\$528.7	1322	Jun 2021	N/A
1911	\$550,000	2/2	N/A	N/A	Apr 2021	N/A
2510	\$2,249,000	4/4	\$735.2	3059	Jun 2021	N/A
2603	\$2,000/mth	0/1	\$3.5	567	Jun 2021	ALLAN BUSLO...
2709	\$235,000	0/1	N/A	N/A	May 2021	N/A
3402	\$999,000	3/2	\$558.4	1789	May 2021	ZAHOOR MA...
4103	\$255,000	0/1	\$449.7	567	May 2021	
4106	\$515,000	2/2	\$389.6	1322	Jun 2021	N/A
4303	\$255,000	0/1	\$449.7	567	Apr 2021	N/A
4407	\$320,000	1/1	\$457.1	700	Mar 2021	N/A
4408	\$659,000	2/2	\$485.6	1357	Jun 2021	AARON DERO...
4409	\$1,975/mth	0/1	\$3.5	567	Jun 2021	ALEXANDRA...
5001	\$605,000	2/2	\$481.7	1256	Jun 2021	NAAF ESTATE...