

Market Report

December, 2024



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

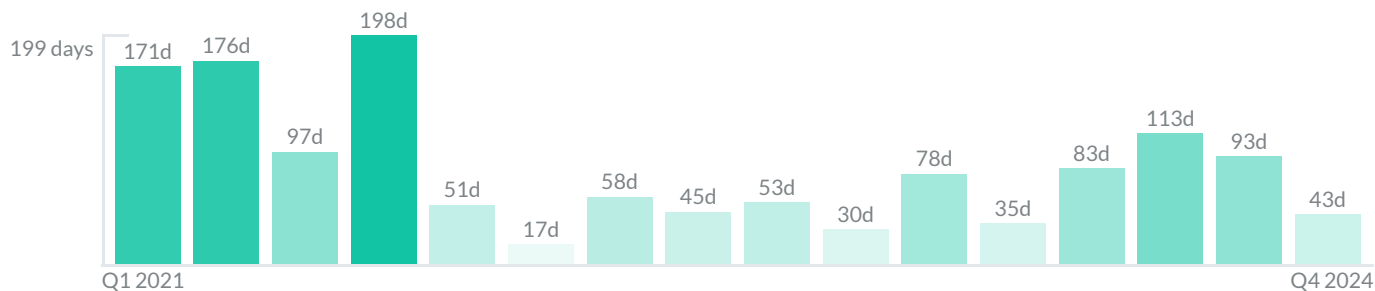
The property stats graph represents the median price evolution since ten years in your postal code area.



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

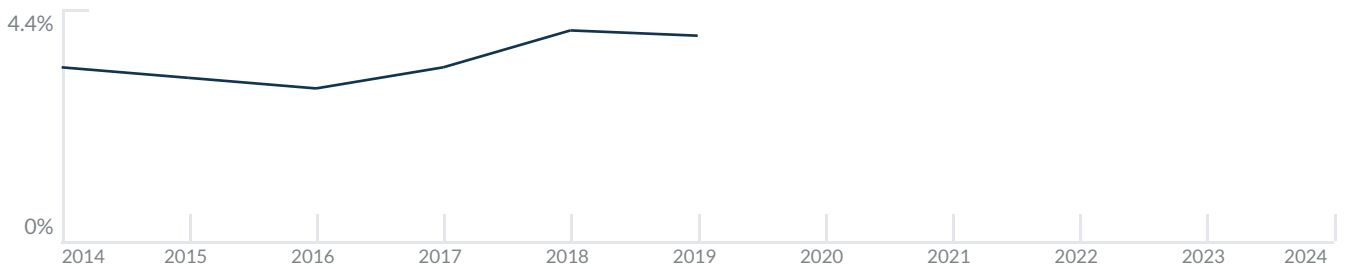
PER YEAR

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©

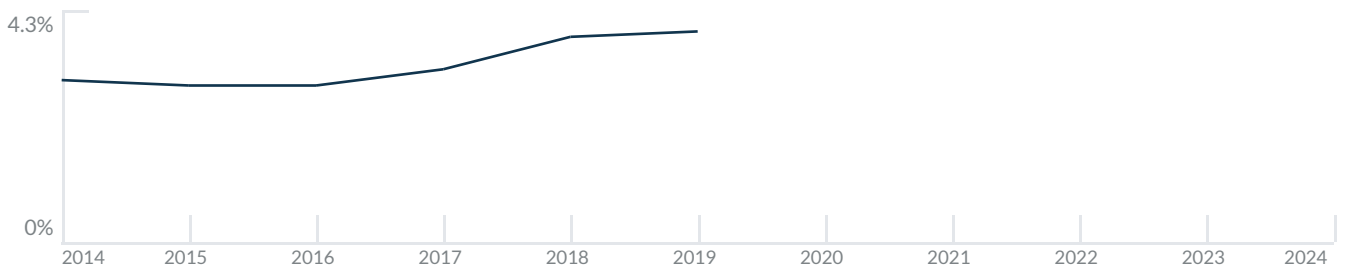
30 YEARS FIXED 4.4%



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 Eng	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN 50 BISCAYNE

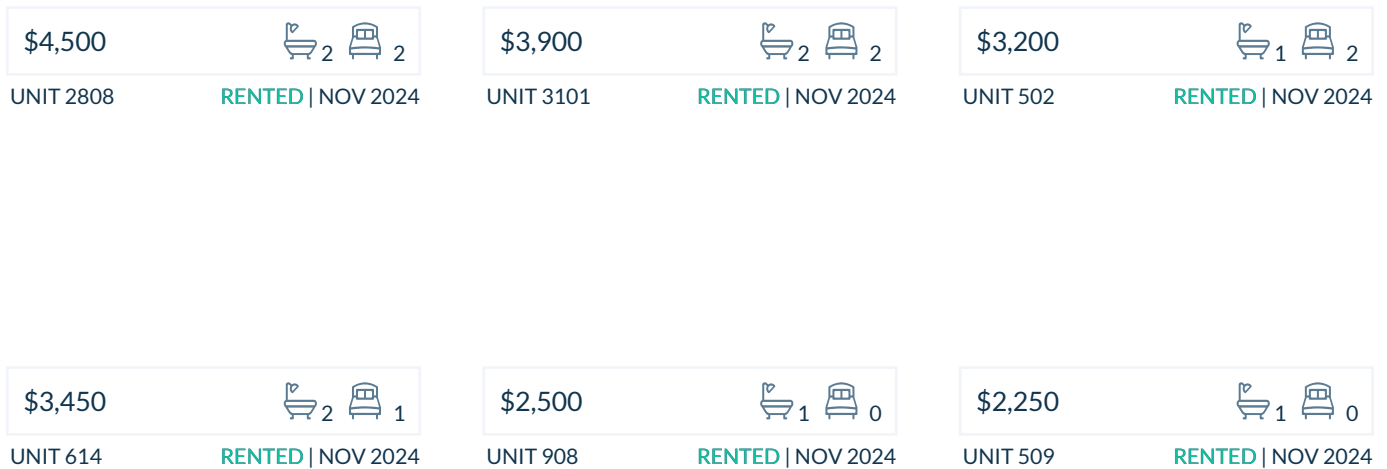
Below the average listing prices of available unit per property type.



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
4411	\$879,999	2/3	\$700.6	1,256	Nov 2024	43
4611	\$665,000	2/2	\$529.5	1,256	Aug 2024	191
907	\$365,000	0/1	\$837.2	436	Aug 2024	20
5405	\$475,000	1/1	\$562.1	845	Jul 2024	68
3910	\$1,150,000	3/2	\$642.8	1,789	Jun 2024	105
2304	\$849,000	2/2	\$625.6	1,357	Jun 2024	90
4502	\$1,150,000	3/2	\$642.8	1,789	Jun 2024	27
3801	\$699,000	2/2	\$556.5	1,256	Jun 2024	243
3607	\$495,000	1/1	\$707.1	700	Apr 2024	91
1802	\$1,150,000	3/2	\$642.8	1,789	Apr 2024	7
5204	\$950,000	2/2	\$700.1	1,357	Apr 2024	229
803	\$355,000	0/1	\$708.6	501	Mar 2024	12
411	\$375,000	0/1	\$748.5	501	Feb 2024	120
4801	\$775,000	2/2	\$617.0	1,256	Feb 2024	117
911	\$399,000	0/1	\$796.4	501	Nov 2023	44
3708	\$875,000	2/2	\$644.8	1,357	Nov 2023	53
5201	\$775,000	2/2	\$617.0	1,256	Oct 2023	7
2805	\$480,000	1/1	\$568.0	845	Sep 2023	8
2011	\$699,000	2/2	\$556.5	1,256	Sep 2023	113
3606	\$895,000	2/2	\$677.0	1,322	Aug 2023	18

Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAWAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2808	\$4,500	2/2	\$3.3	1,357	Nov 2024	9
3101	\$3,900	2/2	\$3.1	1,256	Nov 2024	21
502	\$3,200	2/1	\$3.4	952	Nov 2024	35
614	\$3,450	1/2	\$3.1	1,108	Nov 2024	27
908	\$2,500	0/1	\$5.2	484	Nov 2024	48
509	\$2,250	0/1	\$5.1	443	Nov 2024	10
3906	\$4,700	3/2	\$3.6	1,322	Nov 2024	78
3405	\$3,000	1/1	\$3.6	845	Nov 2024	74
603	\$2,350	0/1	\$4.7	501	Nov 2024	17
707	\$2,300	0/1	\$5.3	436	Oct 2024	61
2008	\$4,350	2/2	\$3.2	1,357	Oct 2024	20
708	\$2,300	0/1	\$4.8	484	Oct 2024	6
1604	\$4,150	2/2	\$3.1	1,357	Oct 2024	98
4305	\$3,100	1/1	\$3.7	845	Oct 2024	147
512	\$3,600	1/1	\$3.8	957	Oct 2024	118
3509	\$2,400	0/1	\$4.2	567	Oct 2024	48
4504	\$4,000	2/2	\$2.9	1,357	Oct 2024	9
4104	\$4,750	3/2	\$3.5	1,358	Sep 2024	13
1505	\$2,750	1/1	\$3.3	845	Sep 2024	46
1703	\$2,450	0/1	\$4.3	567	Sep 2024	61

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$7,800,000	0/0	N/A	N/A	Jun 2024	N/A
CU1 /...	\$8,550,000	0/0	N/A	N/A	Nov 2024	N/A
407	\$2,250/mth	0/1	\$5.2	436	Nov 2024	SUZEL DAMO...
508	\$400,000	0/1	\$826.4	484	Mar 2024	N/A
508	\$380,000	0/1	\$785.1	484	Aug 2024	N/A
605	\$2,950/mth	0/2	\$6.6	449	Jun 2024	OLEG KRECH...
607	\$2,650/mth	0/1	\$6.1	436	May 2024	N/A
612	\$3,550/mth	1/1	\$3.7	957	Apr 2024	ERIC ARENCI...
705	\$3,000/mth	0/2	\$6.7	449	Apr 2024	FELIPE LATOR...
709	\$2,300/mth	0/1	\$5.2	443	Nov 2024	MARTHA LETI...
811	\$2,600/mth	0/1	\$5.2	501	Oct 2024	
911	\$2,700/mth	0/1	\$5.4	501	May 2024	THE BLUE FO...
911	\$2,650/mth	0/1	\$5.3	501	Sep 2024	THE BLUE FO...
1409	\$365,500	0/1	\$644.6	567	May 2024	ENRIQUE JOS...
1510	\$6,000/mth	3/2	\$3.4	1789	Jun 2024	JOSMIG ALFA...
1601	\$4,100/mth	2/2	\$3.3	1256	May 2024	SARA B SARA...
1601	\$3,900/mth	2/2	\$3.1	1256	Oct 2024	SARA B SARA...
1611	\$4,100/mth	2/2	\$3.3	1256	Nov 2024	N/A
1706	\$4,500/mth	2/2	\$3.4	1322	Jun 2024	NESLIGUL AK...
1709	\$2,300/mth	0/1	\$4.1	567	May 2024	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1711	\$3,950/mth	2/2	\$3.1	1256	Jul 2024	N/A
1801	\$3,800/mth	2/2	\$3.0	1256	Oct 2024	RENZO BRUN...
1805	\$610,000	1/1	\$721.9	845	Apr 2024	N/A
1805	\$519,000	1/1	\$614.2	845	Sep 2024	N/A
1811	\$698,999	2/2	\$556.5	1256	Jul 2024	JAIME R GUTI...
1811	\$4,750/mth	2/2	\$3.8	1256	Apr 2024	JAIME R GUTI...
1911	\$739,000	2/2	\$588.4	1256	May 2024	N/A
1911	\$715,000	2/2	\$569.3	1256	Oct 2024	N/A
1911	\$4,100/mth	2/2	\$3.3	1256	Oct 2024	N/A
1911	\$699,995	2/2	\$557.3	1256	Nov 2024	N/A
2111	\$750,000	2/2	\$597.1	1256	Oct 2024	N/A
2201	\$4,000/mth	2/2	\$3.2	1256	Aug 2024	MAYA GUREV...
2211	\$4,100/mth	2/2	\$3.3	1256	Aug 2024	N/A
2211	\$3,850/mth	2/2	\$3.1	1256	Nov 2024	N/A
2307	\$465,000	1/1	\$664.3	700	Nov 2024	SIYU XU
2409	\$2,400/mth	0/1	\$4.2	567	Sep 2024	ROBERT MIR...
2507	\$495,000	1/1	\$618.8	800	Aug 2024	PEDRO E GAL...
2510	\$2,895,000	4/4	\$946.4	3059	Aug 2024	N/A
2601	\$3,950/mth	2/2	\$3.1	1256	Nov 2024	JUAN CARLO...
2607	\$495,000	1/1	\$707.1	700	Jul 2024	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2607	\$469,000	1/1	\$670.0	700	Oct 2024	N/A
2802	\$1,195,000	3/2	\$668.0	1789	Oct 2024	KENNETH SC...
2808	\$825,000	2/2	\$608.0	1357	Jun 2024	N/A
2808	\$799,000	2/2	\$588.8	1357	Oct 2024	N/A
3010	\$5,900/mth	3/2	\$3.3	1789	Mar 2024	MICHEL DEC...
3011	\$699,000	2/2	\$556.5	1256	Oct 2024	N/A
3101	\$3,900/mth	2/2	\$3.1	1256	Sep 2024	MOSTAFA KIA...
3209	\$2,500/mth	0/1	\$4.4	567	Oct 2024	YADIRA MOR...
3307	\$2,750/mth	1/1	\$3.9	700	Oct 2024	MARIA DOLO...
3508	\$4,950/mth	2/2	\$3.6	1357	May 2024	N/A
3606	\$5,000/mth	2/2	\$3.8	1322	May 2024	N/A
3611	\$4,300/mth	2/2	\$3.4	1256	Nov 2024	CARLOS USA...
4003	\$2,700/mth	0/1	\$4.8	567	Nov 2024	N/A
4009	\$2,450/mth	0/1	\$4.3	567	Oct 2024	N/A
4106	\$749,999	2/2	\$567.3	1322	Oct 2024	N/A
4108	\$717,000	2/2	\$528.4	1357	Nov 2024	EDUARDO DA...
4109	\$2,350/mth	0/1	\$4.1	567	Nov 2024	YNGRID CAR...
4110	\$1,110,000	3/2	\$620.5	1789	Aug 2024	FERNANDO...
4208	\$4,850/mth	3/2	\$3.6	1357	Nov 2024	JUAN DANIEL...
4209	\$2,450/mth	0/1	\$4.3	567	Nov 2024	PATRICK M D...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4303	\$2,450/mth	0/1	\$4.3	567	Oct 2024	N/A
4311	\$4,300/mth	2/2	\$3.4	1256	Apr 2024	N/A
4409	\$389,000	0/1	\$686.1	567	Aug 2024	ALEXANDRA...
4509	\$2,400/mth	0/1	\$4.2	567	Nov 2024	
4607	\$3,200/mth	1/1	\$4.0	800	Nov 2024	N/A
4802	\$1,195,000	3/2	\$668.0	1789	Oct 2024	SANFORD FR...
4807	\$445,000	1/1	\$635.7	700	May 2024	GONZALO NE...
4808	\$5,500/mth	2/2	\$4.1	1357	Jun 2024	JUREK KOCIK...
4808	\$950,000	2/2	\$700.1	1357	Oct 2024	JUREK KOCIK...
4809	\$349,000	0/1	\$615.5	567	Oct 2024	ALEXANDRA...
4811	\$4,300/mth	2/2	\$3.4	1256	Nov 2024	N/A
5001	\$895,000	2/2	\$712.6	1256	Oct 2024	NAAF ESTATE...
5006	\$4,250/mth	2/2	\$3.2	1322	Jul 2024	LUDNER MAL...
5208	\$960,000	2/2	\$707.4	1357	Apr 2024	H DALE STEE...
5209	\$2,300/mth	0/1	\$4.1	567	Nov 2024	AMERICA INV...
5405	\$3,400/mth	1/1	\$4.0	845	Aug 2024	MICHAEL CA...
5408	\$4,900/mth	2/2	\$3.6	1357	Jun 2024	ROMULO, JR...