

Market Report

May, 2025



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

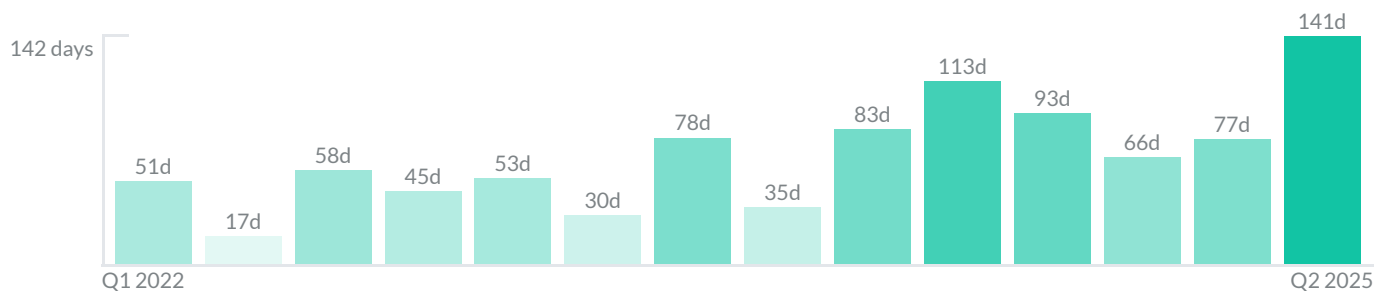
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

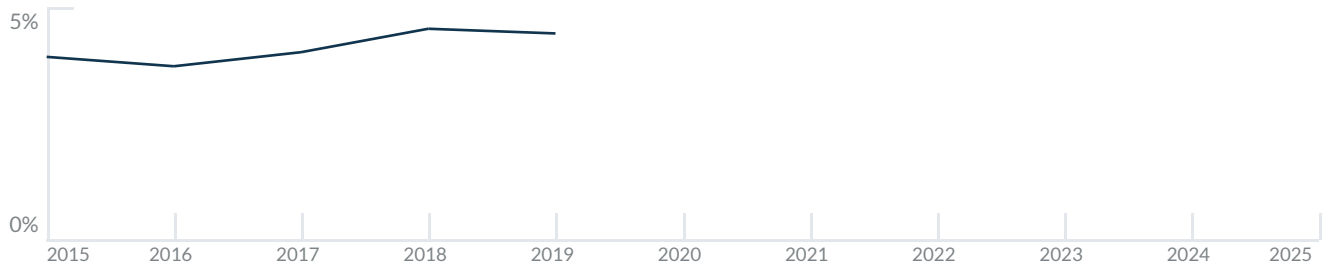


Mortgage Rates

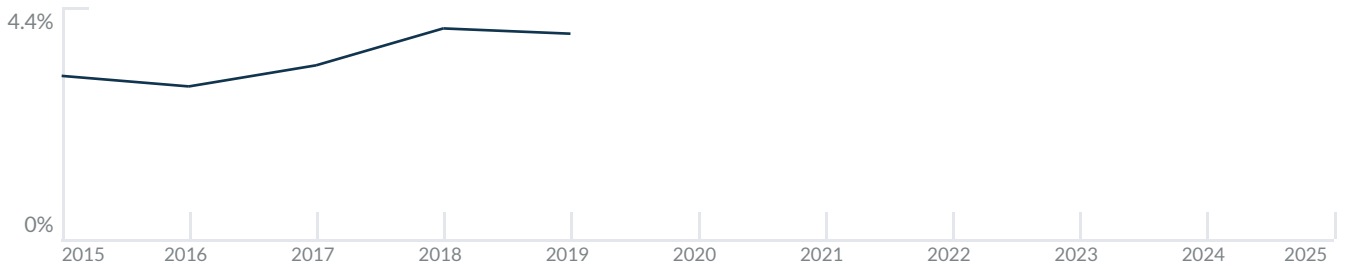
PER YEAR

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©

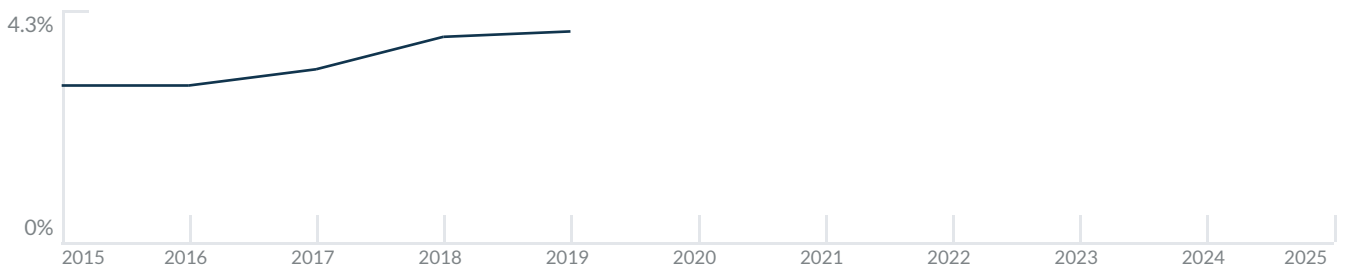
30 YEARS FIXED 4.4%



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

Insights

IN 50 BISCAYNE

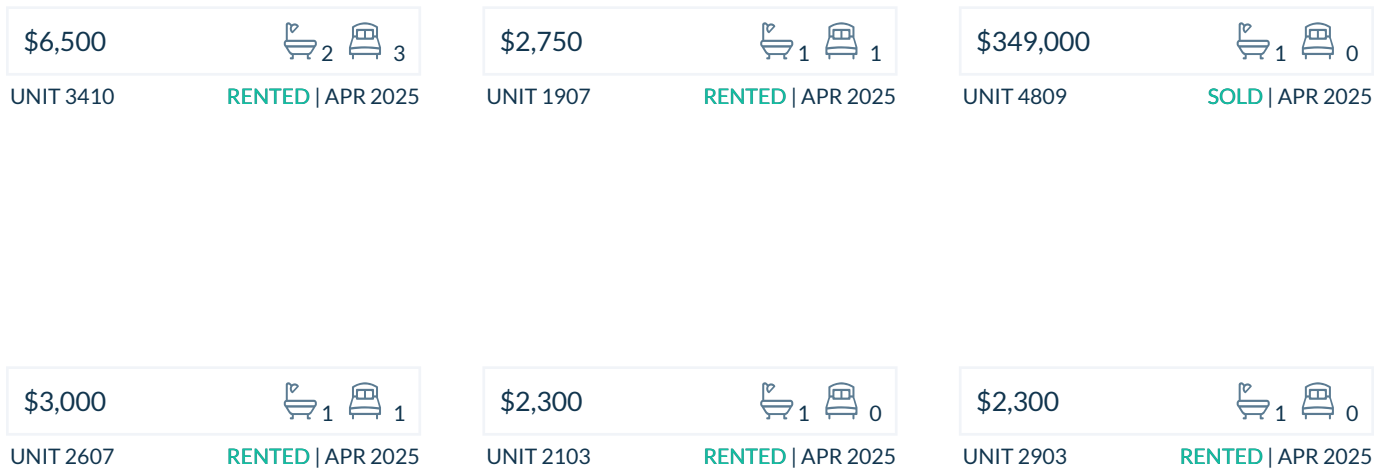
Below the average listing prices of available unit per property type.



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
4809	\$349,000	0/1	\$615.5	567	Apr 2025	183
4106	\$599,000	2/2	\$453.1	1,322	Apr 2025	98
5411	\$769,000	2/2	\$612.3	1,256	Mar 2025	63
1911	\$665,000	2/2	\$529.5	1,256	Mar 2025	14
2607	\$459,000	1/1	\$655.7	700	Mar 2025	106
4108	\$717,000	2/2	\$528.4	1,357	Feb 2025	95
811	\$399,000	0/1	\$796.4	501	Feb 2025	19
4802	\$1,195,000	3/2	\$668.0	1,789	Jan 2025	164
3403	\$325,000	0/1	\$573.2	567	Dec 2024	140
2406	\$855,000	2/2	\$646.7	1,322	Nov 2024	16
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

Rented

LAST 20 PROPERTIES RENTED IN 50 BISCAWAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3410	\$6,500	3/2	\$3.6	1,789	Apr 2025	121
1907	\$2,750	1/1	\$3.4	800	Apr 2025	13
2607	\$3,000	1/1	\$4.3	700	Apr 2025	21
2103	\$2,300	0/1	\$4.1	567	Apr 2025	37
2903	\$2,300	0/1	\$4.1	567	Apr 2025	25
702	\$3,600	2/1	\$3.8	952	Apr 2025	71
3705	\$2,750	1/1	\$3.3	845	Mar 2025	56
4701	\$3,800	2/2	\$3.0	1,256	Mar 2025	30
1811	\$4,050	2/2	\$3.2	1,256	Mar 2025	70
1905	\$2,750	1/1	\$3.3	845	Mar 2025	86
2706	\$4,950	2/2	\$3.7	1,322	Mar 2025	8
3503	\$2,450	0/1	\$4.3	567	Mar 2025	15
1601	\$3,900	2/2	\$3.1	1,256	Mar 2025	169
505	\$2,150	0/1	\$4.8	449	Feb 2025	18
4705	\$2,690	1/1	\$3.2	845	Feb 2025	7
4009	\$2,400	0/1	\$4.2	567	Feb 2025	158
4908	\$5,200	2/2	\$3.8	1,357	Feb 2025	36
5008	\$5,050	2/2	\$3.7	1,357	Jan 2025	46
1603	\$2,400	0/1	\$4.2	567	Jan 2025	87
3307	\$2,750	1/1	\$3.9	700	Jan 2025	157

Currently Listed

ACTIVE LISTINGS 1/6

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	Jan 2025	N/A
409	\$2,100/mth	0/1	\$4.7	443	Apr 2025	SUZEL DAMO...
502	\$595,000	2/1	\$625.0	952	Mar 2025	SERGE STARO...
504	\$489,500	1/1	\$560.7	873	Mar 2025	DANIELLE RA...
508	\$400,000	0/1	\$826.4	484	Mar 2024	N/A
508	\$380,000	0/1	\$785.1	484	Aug 2024	N/A
508	\$395,000	0/1	\$816.1	484	Apr 2025	N/A
601	\$530,000	2/2	\$478.3	1108	Mar 2025	N/A
602	\$649,000	2/1	\$681.7	952	Mar 2025	BENOIT PARA...
605	\$2,950/mth	0/2	\$6.6	449	Apr 2025	OLEG KRECH...
607	\$2,650/mth	0/1	\$6.1	436	May 2024	N/A
607	\$2,450/mth	0/1	\$5.6	436	Apr 2025	N/A
612	\$3,550/mth	1/1	\$3.7	957	Apr 2024	ERIC ARENCI...
614	\$2,990/mth	1/2	\$2.7	1108	Apr 2025	N/A
705	\$3,000/mth	0/2	\$6.7	449	Apr 2024	FELIPE LATOR...
705	\$389,900	0/1	\$868.4	449	Feb 2025	FELIPE LATOR...
708	\$2,395/mth	0/1	\$4.9	484	Mar 2025	CARLOS M RO...
811	\$2,600/mth	0/1	\$5.2	501	Oct 2024	
811	\$2,400/mth	0/1	\$4.8	501	Mar 2025	

Currently Listed

ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
812	\$3,500/mth	2/1	\$3.7	957	Apr 2025	PAULO S FER...
812	\$635,000	2/1	\$663.5	957	Apr 2025	PAULO S FER...
906	\$2,600/mth	0/1	N/A	N/A	Jan 2025	N/A
906	\$2,350/mth	0/1	\$4.9	481	Feb 2025	PEDRO ALBE...
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...
911	\$2,600/mth	0/1	N/A	N/A	Jan 2025	N/A
914	\$3,500/mth	1/2	\$3.2	1108	Mar 2025	BRIAN BARRE...
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...
1608	\$4,375/mth	2/2	\$3.2	1357	Apr 2025	STEPHEN TH...
1706	\$4,500/mth	2/2	\$3.4	1322	Jun 2024	NESLIGUL AK...
1707	\$2,750/mth	1/1	\$3.9	700	Apr 2025	TERRY QUAN...
1709	\$2,300/mth	0/1	\$4.1	567	May 2024	N/A
1711	\$3,950/mth	2/2	\$3.1	1256	Jul 2024	N/A
1805	\$610,000	1/1	\$721.9	845	Apr 2024	N/A
1805	\$485,000	1/1	\$574.0	845	Feb 2025	N/A
1805	\$499,000	1/1	\$590.5	845	Apr 2025	N/A
1811	\$698,999	2/2	\$556.5	1256	Jul 2024	JAIME R GUTI...

Currently Listed

ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1811	\$4,750/mth	2/2	\$3.8	1256	Apr 2024	JAIME R GUTI...
1902	\$1,080,000	3/2	\$603.7	1789	Apr 2025	GRACIETE DA...
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
2305	\$2,900/mth	1/1	\$3.4	845	Jan 2025	LLC OHANA 3...
2305	\$400,000	1/1	\$473.4	845	Apr 2025	LLC OHANA 3...
2307	\$430,000	1/1	\$614.3	700	Apr 2025	SIYU XU
2307	\$2,750/mth	1/1	\$3.9	700	Mar 2025	SIYU XU
2401	\$3,950/mth	2/2	\$3.1	1256	Feb 2025	ORIETTA INM...
2409	\$2,400/mth	0/1	\$4.2	567	Feb 2025	ROBERT MIR...
2507	\$495,000	1/1	\$618.8	800	Apr 2025	PEDRO E GAL...
2508	\$4,450/mth	2/2	\$3.3	1357	Apr 2025	JEAN DAVID...
2510	\$2,895,000	4/4	\$946.4	3059	Aug 2024	N/A
2601	\$3,950/mth	2/2	\$3.1	1256	Jan 2025	JUAN CARLO...
2604	\$4,450/mth	2/2	\$3.3	1357	Apr 2025	LORENZO C L...

Currently Listed

ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2607	\$495,000	1/1	\$707.1	700	Jul 2024	N/A
2802	\$6,100/mth	3/2	\$3.4	1789	Mar 2025	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
2906	\$5,100/mth	2/2	\$3.9	1322	Jan 2025	RUBEN A PAD...
3006	\$950,000	2/2	\$718.6	1322	Apr 2025	MARCELO AL...
3010	\$5,900/mth	3/2	\$3.3	1789	Mar 2024	MICHEL DEC...
3011	\$645,000	2/2	\$513.5	1256	Apr 2025	N/A
3101	\$3,900/mth	2/2	\$3.1	1256	Sep 2024	MOSTAFA KIA...
3109	\$2,500/mth	0/1	\$4.4	567	Apr 2025	DI GERONIM...
3208	\$5,300/mth	2/2	\$3.9	1357	Apr 2025	N/A
3301	\$4,300/mth	2/2	\$3.4	1256	Apr 2025	SANTIAGO PE...
3301	\$725,000	2/2	\$577.2	1256	Apr 2025	SANTIAGO PE...
3302	\$5,950/mth	3/2	\$3.3	1789	Apr 2025	DAVID E KUT...
3308	\$880,000	2/2	\$648.5	1357	Apr 2025	DEEPAK KAT...
3407	\$2,800/mth	1/1	\$3.5	800	Apr 2025	RIGHT MOVE...
3505	\$469,000	1/1	\$555.0	845	Apr 2025	N/A
3505	\$2,900/mth	1/1	\$3.4	845	Apr 2025	N/A
3508	\$4,950/mth	2/2	\$3.6	1357	May 2024	N/A
3508	\$4,950/mth	2/2	\$3.6	1357	Mar 2025	N/A

Currently Listed

ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3510	\$1,070,000	3/2	\$598.1	1789	Feb 2025	N/A
3606	\$5,000/mth	2/2	\$3.8	1322	May 2024	N/A
3611	\$4,000/mth	2/2	\$3.2	1256	Feb 2025	CARLOS USA...
3905	\$450,000	1/1	\$532.5	845	Apr 2025	FERNANDO F...
4004	\$749,999	3/2	\$552.3	1358	Apr 2025	SURJIT JAIRA...
4006	\$3,850/mth	2/2	\$2.9	1322	Mar 2025	SORAIDA M R...
4105	\$499,000	1/1	\$590.5	845	Jan 2025	N/A
4105	\$3,150/mth	1/1	\$3.7	845	Feb 2025	N/A
4106	\$749,999	2/2	\$567.3	1322	Oct 2024	N/A
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...
4208	\$1,075,000	3/2	\$792.2	1357	Jan 2025	JUAN DANIEL...
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	\$2,300/mth	0/1	\$4.1	567	Mar 2025	
4510	\$1,070,000	3/2	\$598.1	1789	Mar 2025	GEORGE H M...
4607	\$2,999/mth	1/1	\$3.7	800	Mar 2025	N/A
4609	\$349,000	0/1	\$615.5	567	Mar 2025	PAVEL SOLTA...
4807	\$399,000	1/1	\$570.0	700	Feb 2025	GONZALO NE...

Currently Listed

ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4808	\$5,500/mth	2/2	\$4.1	1357	Jun 2024	JUREK KOCIK...
4808	\$899,000	2/2	\$662.5	1357	Mar 2025	JUREK KOCIK...
4808	\$885,000	2/2	\$652.2	1357	Apr 2025	JUREK KOCIK...
4810	\$1,000,000	3/2	\$559.0	1789	Apr 2025	ADAM NELSON
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...
5007	\$415,000	1/1	\$592.9	700	Mar 2025	N/A
5204	\$9,000/mth	2/2	\$6.6	1357	Apr 2025	JIMMIE K AD...
5207	\$3,100/mth	1/1	\$3.9	800	Jan 2025	IRINA ZUBOK...
5208	\$960,000	2/2	\$707.4	1357	Apr 2024	H DALE STEE...
5209	\$407,000	0/1	\$717.8	567	Mar 2025	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....
5408	\$5,000/mth	2/2	\$3.7	1357	Mar 2025	ROMULO, JR....