

# Market Report

May, 2024



## 900 Biscayne Bay

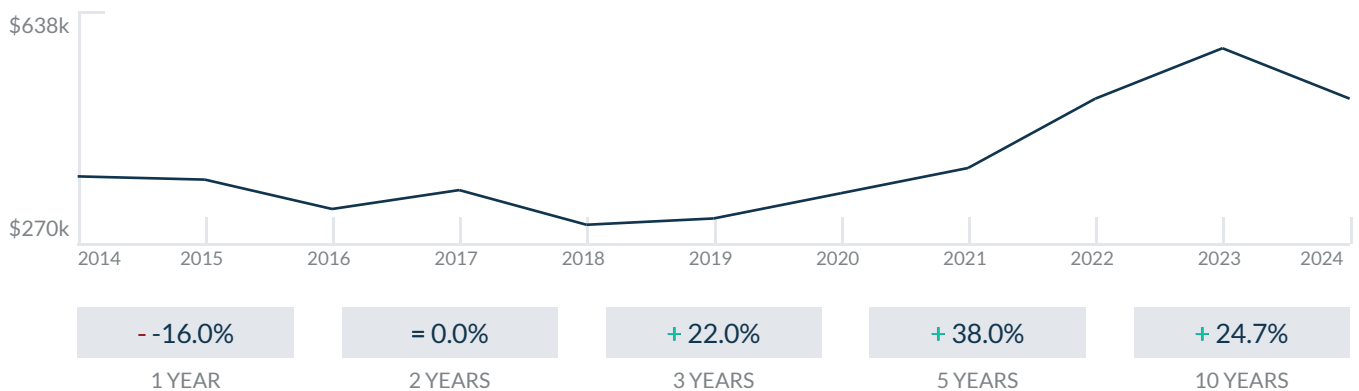
900 Biscayne  
Miami, FL 33132

Every month we compile this comprehensive market report focus on 900 Biscayne Bay in this convenient and easy to read format. Our datas 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 [900biscaynecondosforsale.com](https://900biscaynecondosforsale.com).

## Property Stats

POSTAL CODE 33132

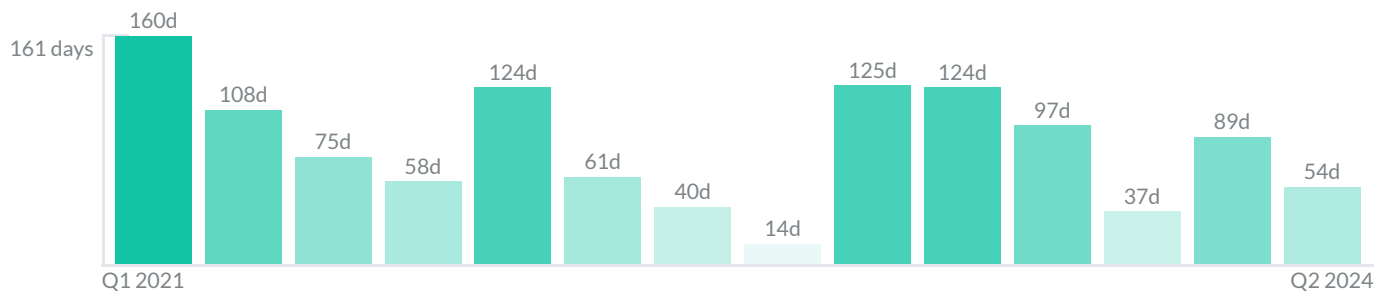
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

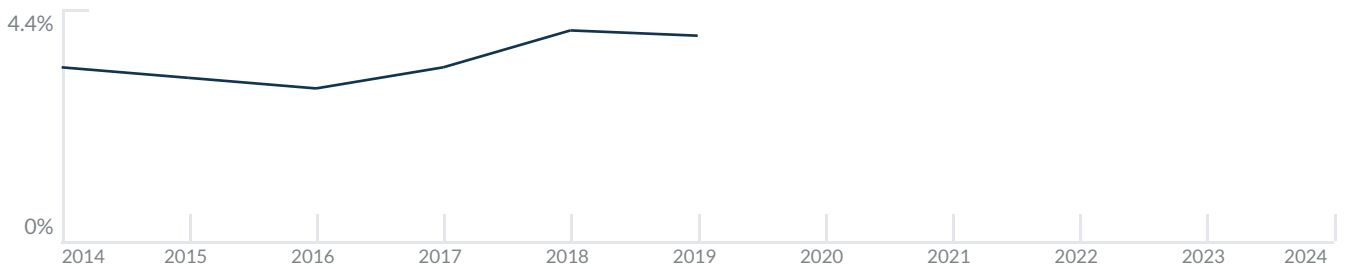
PER YEAR

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©

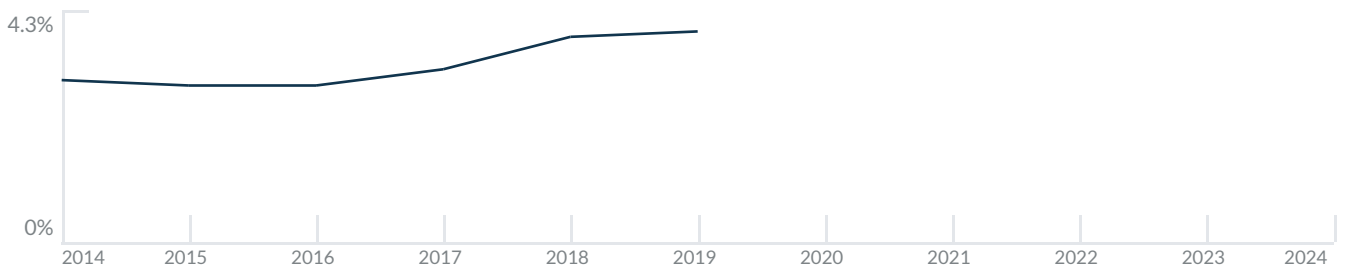
30 YEARS FIXED 4.4%



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 900 BISCAYNE BAY

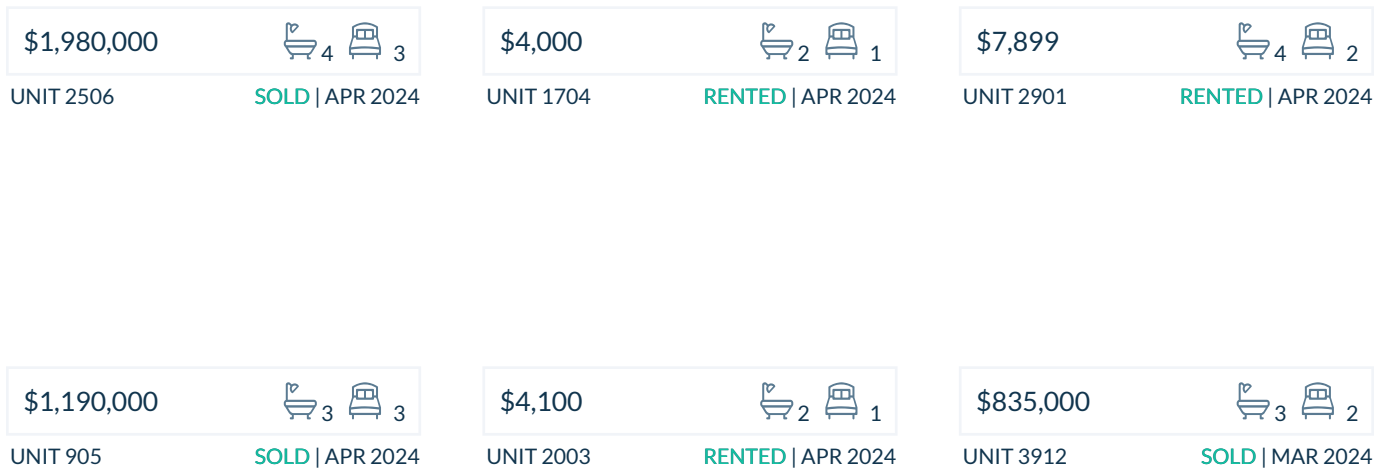
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 900 Biscayne Bay



## Sold

LAST 20 PROPERTIES SOLD IN 900 BISCAYNE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2506	\$1,980,000	3/4	\$923.1	2,145	Apr 2024	59
905	\$1,190,000	3/3	\$734.6	1,620	Apr 2024	48
3912	\$835,000	2/3	\$675.0	1,237	Mar 2024	95
4403	\$750,000	1/2	\$822.4	912	Mar 2024	90
3302	\$1,200,000	2/3	\$761.9	1,575	Mar 2024	41
903	\$1,199,000	3/3	\$750.8	1,597	Feb 2024	70
3310	\$639,000	1/2	\$619.8	1,031	Feb 2024	43
3312	\$799,000	2/3	\$645.9	1,237	Jan 2024	193
1705	\$1,345,000	3/3	\$830.2	1,620	Dec 2023	6
5012	\$899,000	2/3	\$726.8	1,237	Dec 2023	24
5002	\$1,200,000	2/3	\$761.9	1,575	Nov 2023	58
PH60...	\$2,995,000	3/4	\$1,131.5	2,647	Oct 2023	13
3908	\$995,900	2/3	\$686.8	1,450	Oct 2023	83
4810	\$740,000	1/2	\$717.7	1,031	Sep 2023	132
PH-6...	\$1,999,000	3/4	\$775.7	2,577	Sep 2023	88
5605	\$799,000	1/2	\$860.1	929	Aug 2023	52
2809	\$1,160,000	2/3	\$734.6	1,579	Aug 2023	170
TH 907	\$1,200,000	2/3	\$730.8	1,642	Jul 2023	111
4309	\$1,180,000	2/3	\$747.3	1,579	Jul 2023	26
3409	\$1,199,000	2/3	\$759.3	1,579	Jun 2023	45

## Rented

LAST 20 PROPERTIES RENTED IN 900 BISCAYNE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1704	\$4,000	1/2	\$4.3	938	Apr 2024	13
2901	\$7,899	2/4	\$4.7	1,694	Apr 2024	56
2003	\$4,100	1/2	\$4.5	912	Apr 2024	48
705	\$15,000	3/3	\$9.3	1,620	Mar 2024	17
2409	\$6,650	2/3	\$4.2	1,579	Mar 2024	63
3904	\$4,200	1/2	\$4.5	938	Mar 2024	77
707	\$7,250	3/3	\$4.4	1,642	Mar 2024	67
407	\$3,500	1/2	\$3.7	958	Mar 2024	28
3008	\$5,400	2/3	\$3.7	1,450	Feb 2024	101
3908	\$6,200	2/3	\$4.3	1,450	Feb 2024	13
2705	\$4,000	1/2	\$4.3	929	Feb 2024	47
4112	\$5,650	2/3	\$4.6	1,237	Feb 2024	98
4809	\$6,700	3/3	\$4.2	1,579	Feb 2024	12
3107	\$4,350	1/2	\$4.6	938	Jan 2024	84
5510	\$4,200	1/2	\$4.1	1,031	Jan 2024	44
5609	\$6,400	2/3	\$4.1	1,579	Jan 2024	10
2504	\$4,100	1/2	\$4.4	938	Dec 2023	35
4610	\$3,900	1/2	\$3.8	1,031	Dec 2023	43
3803	\$4,100	1/2	\$4.5	912	Dec 2023	76
307	\$3,500	1/2	\$3.7	958	Dec 2023	42

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH 62...	\$1,960,000	3/4	\$760.6	2577	Apr 2024	N/A
PH62...	\$14,700/mth	3/4	\$4.2	3463	Mar 2024	N/A
O-1202	\$899,000	0/0	N/A	N/A	Apr 2024	N/A
PH63...	\$3,300,000	4/5	\$1,031.6	3199	Jan 2024	N/A
507	\$1,250,000	2/3	\$761.3	1642	Apr 2024	JUAN CHIPO...
1407	\$1,350,000	2/3	\$822.2	1642	Apr 2024	JUAN CHIPOCO
1901	\$1,295,000	2/4	\$764.5	1694	Feb 2024	DIANNE SERR...
2006	\$11,900/mth	3/4	\$5.5	2145	Nov 2023	
2008	\$5,500/mth	2/3	\$3.8	1450	Apr 2024	CARLOS MON...
2212	\$765,000	2/3	\$618.4	1237	Apr 2024	DAVID PHAC...
2410	\$635,000	1/2	\$615.9	1031	Mar 2024	MARCELA PE...
2502	\$1,199,000	3/3	\$761.3	1575	Apr 2024	JULIA BALBONI
2612	\$795,000	2/3	\$642.7	1237	Apr 2024	NUMA US LLC...
2812	\$5,000/mth	2/3	\$4.0	1237	Mar 2024	ANA GRETEL...
2910	\$650,000	1/2	\$630.5	1031	Apr 2024	JOSE LUIS ESP...
3204	\$725,000	1/2	\$772.9	938	Feb 2024	PRIYA S SARNA
3204	\$725,000	1/2	\$772.9	938	Apr 2024	PRIYA S SARNA
3208	\$6,100/mth	2/3	\$4.2	1450	Apr 2024	FERNANDO E...
3404	\$4,300/mth	1/2	\$4.6	938	Feb 2024	CARLOS A VE...
3406	\$14,500/mth	3/4	\$6.8	2145	Mar 2024	STEEVE GON...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3406	\$2,399,000	3/4	\$1,118.4	2145	Mar 2024	STEEVE GON...
3408	\$5,750/mth	2/3	\$4.0	1450	Apr 2024	N/A
3504	\$4,650/mth	1/2	\$5.0	938	Apr 2024	GIULIA PARINI
3804	\$760,000	1/2	\$810.2	938	Apr 2024	JESUS OMAR...
3809	\$1,300,000	3/3	\$823.3	1579	Apr 2024	CARLOS NIETO
4010	\$750,000	1/2	\$727.4	1031	Apr 2024	JUAN CHIPO...
4102	\$1,275,000	3/3	\$809.5	1575	Mar 2024	N/A
4203	\$770,000	1/1	\$844.3	912	Mar 2024	HEBER A RUS...
4304	\$4,250/mth	1/2	\$4.1	1042	Apr 2024	PEDRO BARJ...
4307	\$950,000	1/2	\$1,012.8	938	Apr 2024	N/A
4606	\$1,775,000	3/4	\$760.2	2335	Apr 2024	N/A
4703	\$4,100/mth	1/2	\$4.5	912	Apr 2024	RACIM ALLO...
4810	\$5,300/mth	2/2	\$5.1	1031	Dec 2023	N/A
4904	\$795,000	1/3	\$847.5	938	Mar 2024	N/A
5009	\$1,280,000	2/3	\$810.6	1579	Apr 2024	N/A
5108	\$1,080,000	2/3	\$744.8	1450	Mar 2024	ANDRES A AR...
5305	\$699,000	1/2	\$752.4	929	Apr 2024	JOSEPH MAR...
5308	\$7,500/mth	2/3	\$4.8	1576	Apr 2024	STEVEN JAY S...
5309	\$6,500/mth	2/3	\$4.1	1579	Mar 2024	MAXIMO RAV...
5512	\$5,100/mth	2/3	\$4.1	1237	Apr 2024	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5512	\$858,000	2/3	\$693.6	1237	Apr 2024	N/A
5610	\$750,000	1/2	\$727.4	1031	Mar 2024	
5610	\$4,950/mth	2/2	\$4.8	1031	Apr 2024	
5701	\$13,250/mth	3/4	\$5.0	2641	Apr 2024	GABY ABDEL...
6307	\$20,000/mth	3/5	\$5.7	3535	Mar 2024	N/A