



## 900 Biscayne Bay

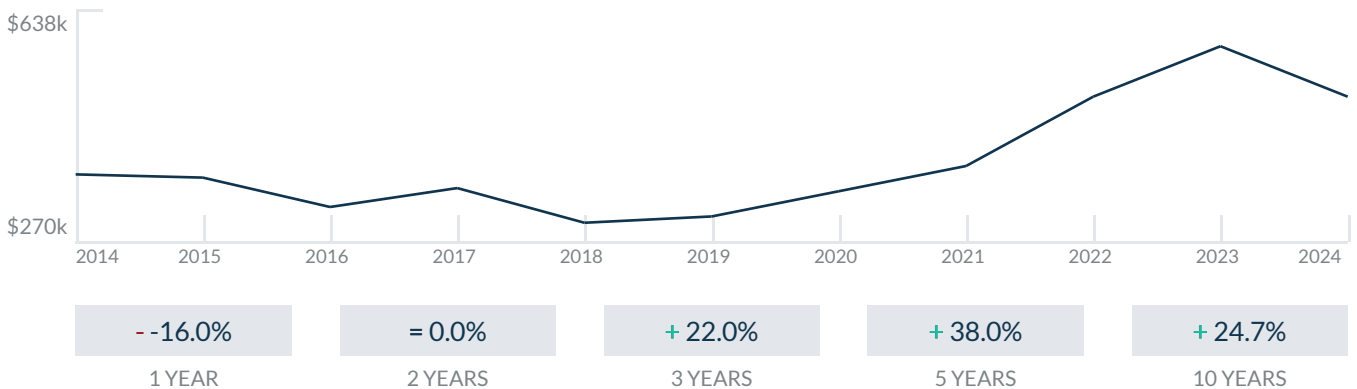
900 Biscayne  
Miami, FL 33132

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

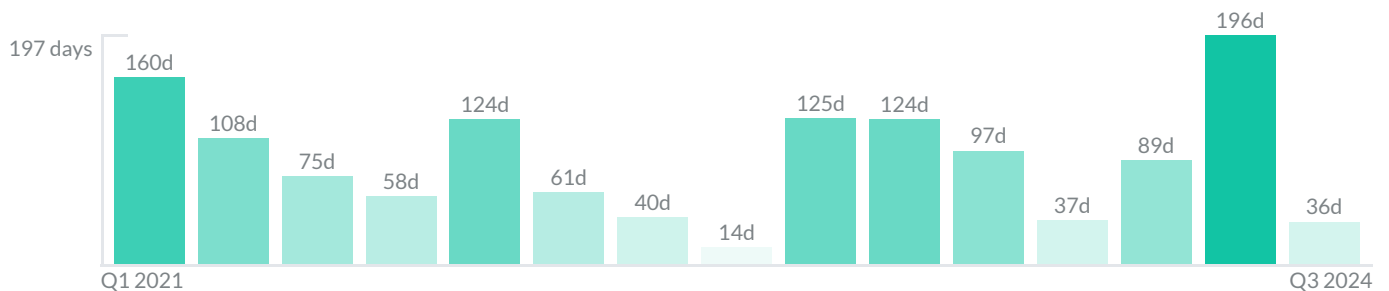
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

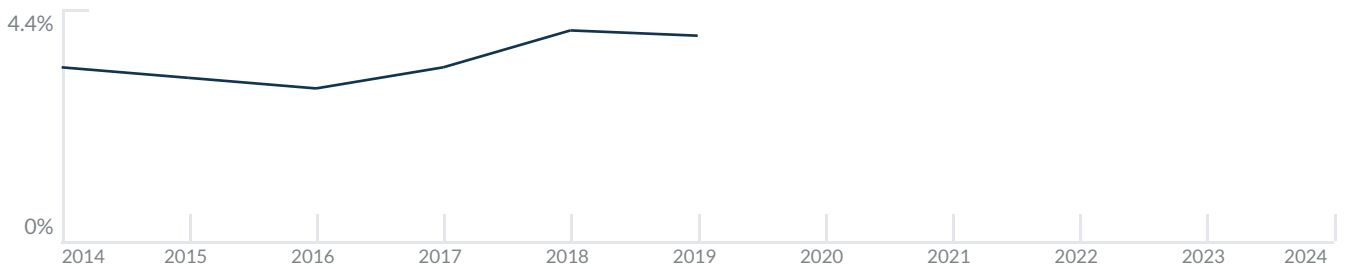
PER YEAR

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©

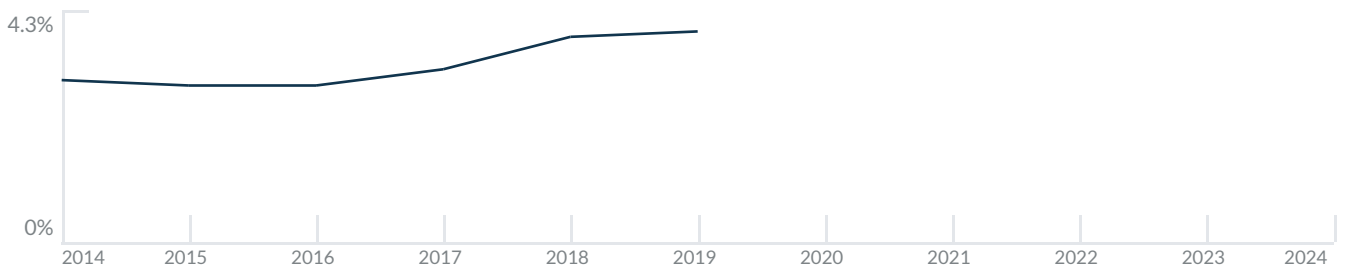
30 YEARS FIXED 4.4%



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

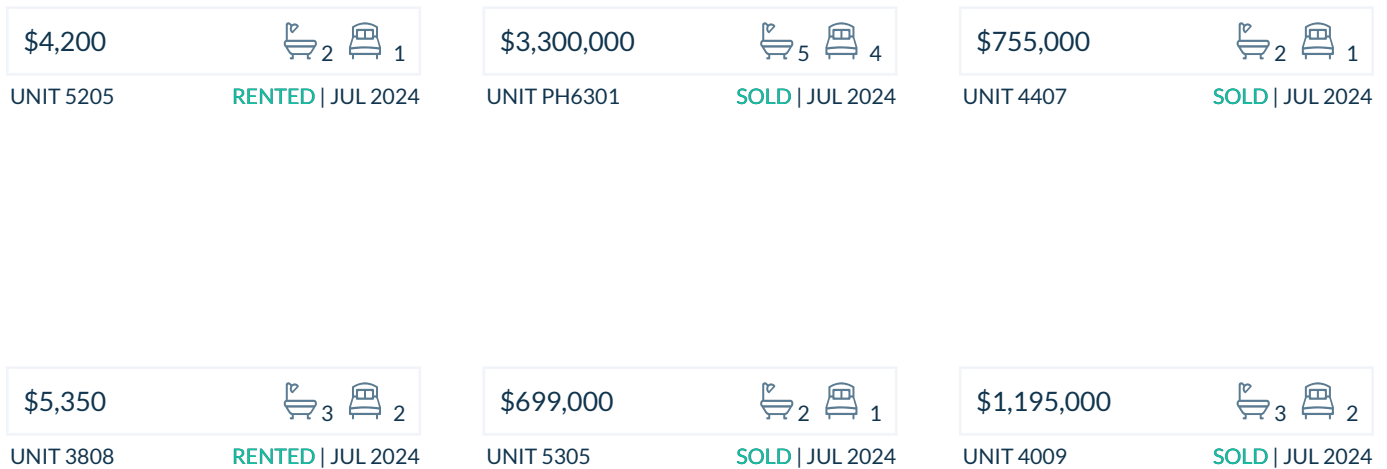
Below the average listing prices of available unit per property type.



# 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
PH63...	\$3,300,000	4/5	\$1,031.6	3,199	Jul 2024	78
4407	\$755,000	1/2	\$804.9	938	Jul 2024	24
5305	\$699,000	1/2	\$752.4	929	Jul 2024	33
4009	\$1,195,000	2/3	\$756.8	1,579	Jul 2024	10
4210	\$649,000	1/2	\$569.3	1,140	Jul 2024	36
2502	\$1,179,000	3/3	\$748.6	1,575	Jun 2024	70
3804	\$760,000	1/2	\$810.2	938	Jun 2024	356
4606	\$1,775,000	3/4	\$760.2	2,335	May 2024	764
3012	\$795,000	2/3	\$642.7	1,237	May 2024	1
4603	\$799,000	1/2	\$876.1	912	Apr 2024	144
2506	\$1,980,000	3/4	\$923.1	2,145	Apr 2024	59
3307	\$745,000	1/2	\$794.2	938	Apr 2024	124
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

## Rented

LAST 20 PROPERTIES RENTED IN 900 BISCAYNE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
5205	\$4,200	1/2	\$4.5	929	Jul 2024	6
3808	\$5,350	2/3	\$3.7	1,450	Jul 2024	14
4803	\$4,250	1/2	\$4.7	912	Jul 2024	14
5308	\$7,000	2/3	\$4.4	1,576	Jul 2024	63
5610	\$4,950	2/2	\$4.8	1,031	Jul 2024	53
5710	\$4,200	2/2	\$4.1	1,031	Jul 2024	21
5309	\$6,250	2/3	\$4.0	1,579	Jun 2024	337
5701	\$11,995	3/4	\$4.5	2,641	Jun 2024	100
2505	\$4,000	1/2	\$3.9	1,029	Jun 2024	15
5812	\$6,000	2/3	\$4.9	1,237	Jun 2024	23
4703	\$4,100	1/2	\$4.5	912	May 2024	80
5512	\$5,100	2/3	\$4.1	1,237	May 2024	221
2008	\$5,500	2/3	\$3.8	1,450	May 2024	43
4304	\$4,250	1/2	\$4.1	1,042	May 2024	31
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

## Currently Listed

---

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH62...	\$13,900/mth	3/4	\$4.0	3463	Jul 2024	N/A
O-1202	\$799,000	0/0	N/A	N/A	Jul 2024	N/A
507	\$1,250,000	2/3	\$761.3	1642	Jul 2024	JUAN CHIPO...
905	\$1,599,000	3/3	\$987.0	1620	Jul 2024	
1402	\$1,150,000	2/3	\$728.3	1579	May 2024	N/A
1407	\$1,350,000	2/3	\$822.2	1642	Jul 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	
2010	\$3,700/mth	1/2	\$3.6	1031	Jul 2024	MARCELA PE...
2203	\$3,900/mth	1/2	\$4.3	912	Jul 2024	RYAN ZAGAR...
2212	\$765,000	2/3	\$618.4	1237	Apr 2024	DAVID PHAC...
2404	\$4,050/mth	1/2	\$4.3	938	Jul 2024	N/A
2407	\$4,500/mth	1/2	\$4.8	938	Jul 2024	2407 INC C/O...
2410	\$635,000	1/2	\$615.9	1031	Mar 2024	MARCELA PE...
2503	\$715,000	1/2	\$784.0	912	Jul 2024	MICHAEL A N...
2604	\$4,500/mth	1/2	\$4.8	938	Jul 2024	ALEXANDER S...
2612	\$775,000	2/3	\$626.5	1237	Jun 2024	NUMA US LLC...
2812	\$5,000/mth	2/3	\$4.0	1237	Jul 2024	ANA GRETEL...
2907	\$730,000	1/2	\$778.3	938	Jun 2024	N/A
2910	\$650,000	1/2	\$630.5	1031	Jun 2024	JOSE LUIS ESP...

## Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3003	\$720,000	1/2	\$789.5	912	Jun 2024	N/A
3112	\$5,800/mth	2/3	\$4.7	1237	Jul 2024	N/A
3204	\$725,000	1/2	\$772.9	938	Feb 2024	PRIYA S SARNA
3204	\$715,000	1/2	\$762.3	938	Jul 2024	PRIYA S SARNA
3208	\$6,100/mth	2/3	\$4.2	1450	Apr 2024	FERNANDO E...
3208	\$6,000/mth	2/3	\$4.1	1450	Jul 2024	FERNANDO E...
3404	\$4,100/mth	1/2	\$4.4	938	Jun 2024	CARLOS A VE...
3406	\$14,500/mth	3/4	\$6.8	2145	Mar 2024	STEEVE GON...
3406	\$2,399,000	3/4	\$1,118.4	2145	Mar 2024	STEEVE GON...
3408	\$4,995/mth	2/3	\$3.4	1450	Jun 2024	N/A
3503	\$785,000	1/3	\$860.7	912	Jun 2024	ERNESTO EN...
3504	\$4,650/mth	1/2	\$5.0	938	Apr 2024	GIULIA PARINI
3504	\$4,650/mth	1/1	\$5.0	938	Jul 2024	GIULIA PARINI
3604	\$4,000/mth	1/2	\$3.9	1023	Jul 2024	JORGE H MA...
3808	\$5,350	2/3	\$3.7	1450	Jul 2024	KASHMERE M...
3809	\$1,300,000	3/3	\$823.3	1579	Jun 2024	CARLOS NIETO
3904	\$4,100/mth	1/2	\$4.4	938	Jul 2024	N/A
3910	\$4,000/mth	1/2	\$3.9	1031	Jun 2024	N/A
4010	\$750,000	1/2	\$727.4	1031	Jul 2024	JUAN CHIPO...
4102	\$1,249,000	3/3	\$793.0	1575	Jul 2024	N/A

## Currently Listed

---

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4203	\$770,000	1/2	\$844.3	912	May 2024	HEBER A RUS...
4203	\$770,000	1/2	\$844.3	912	Jul 2024	HEBER A RUS...
4307	\$950,000	1/2	\$1,012.8	938	Apr 2024	N/A
4307	\$950,000	1/2	\$1,012.8	938	May 2024	N/A
4504	\$775,000	1/2	\$743.8	1042	Jun 2024	GASTON LAU...
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
4910	\$4,000/mth	2/2	\$3.9	1031	Jul 2024	N/A
5003	\$4,800/mth	1/2	\$5.3	912	Jun 2024	DONAVAN G...
5009	\$1,280,000	2/3	\$810.6	1579	Apr 2024	N/A
5108	\$6,200/mth	2/3	\$4.3	1450	Jun 2024	ANDRES A AR...
5109	\$6,650/mth	2/3	\$4.2	1579	Jul 2024	ROBERT HOC...
5301	\$8,999/mth	2/4	\$5.3	1694	Jun 2024	MARCIO B SIL...
5305	\$699,000	1/2	\$752.4	929	Apr 2024	JOSEPH MAR...
5507	\$5,000/mth	1/2	\$5.3	938	Jul 2024	ANA S CERQU...
5512	\$858,000	2/3	\$693.6	1237	Jun 2024	N/A
5602	\$6,500/mth	3/3	\$4.1	1575	Jul 2024	ROBERT W N...
5604	\$4,500/mth	1/2	\$4.8	938	Jun 2024	5604 INC C/O...
5607	\$4,600/mth	1/2	\$4.9	938	Jun 2024	MARISA HAW...
5610	\$750,000	1/2	\$727.4	1031	Mar 2024	



## Currently Listed

---

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
6109	\$2,295,000	3/4	\$890.6	2577	Jul 2024	PILLY BOY LL...
6307	\$15,000/mth	3/5	\$4.2	3535	Jun 2024	N/A