



## 900 Biscayne Bay

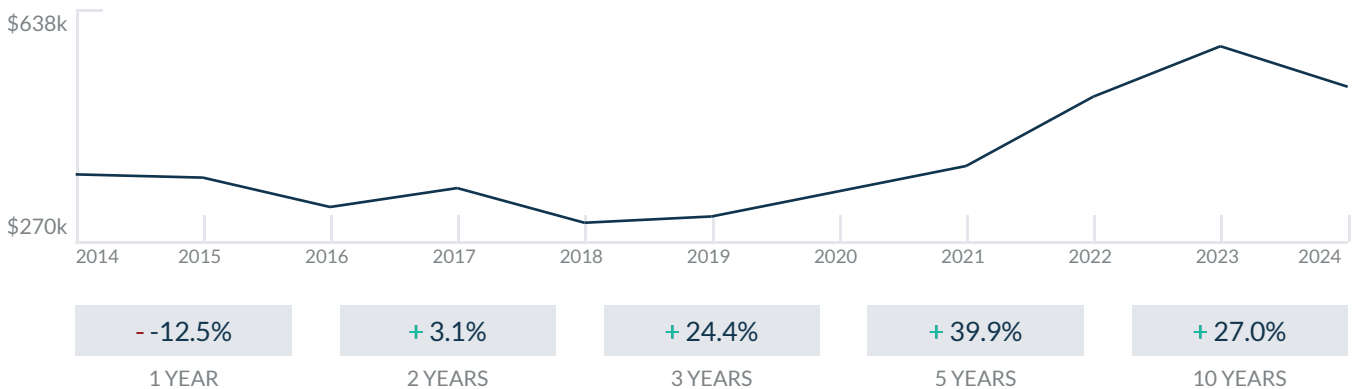
900 Biscayne  
Miami, FL 33132

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

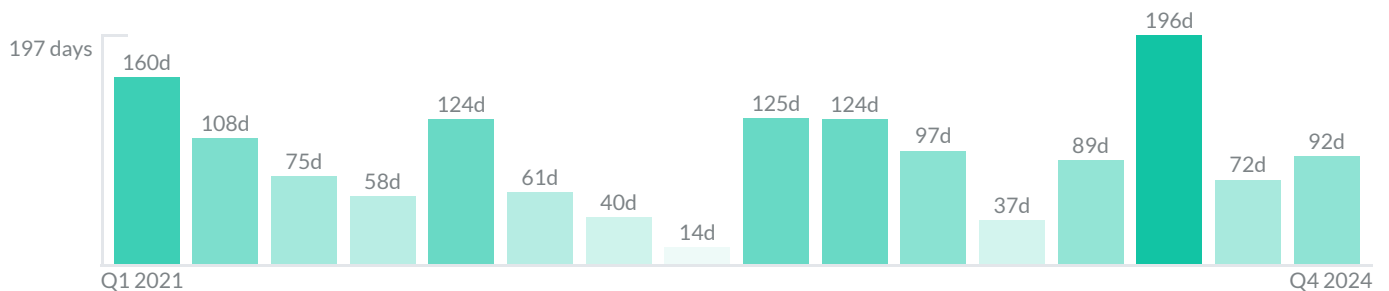
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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!

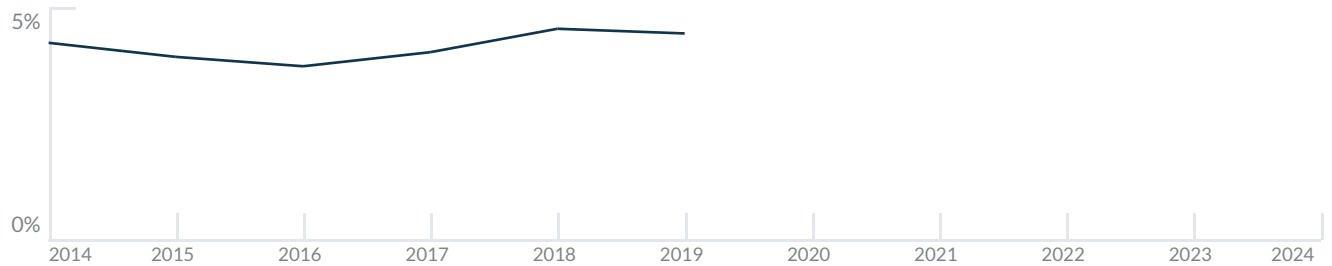


# Mortgage Rates

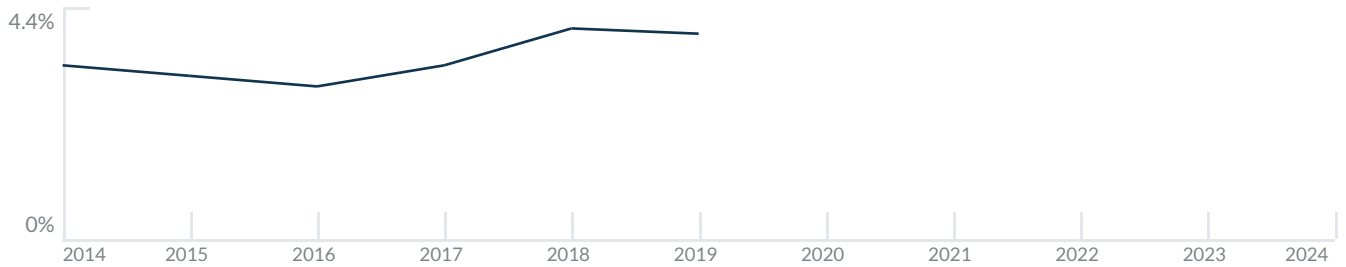
PER YEAR

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©

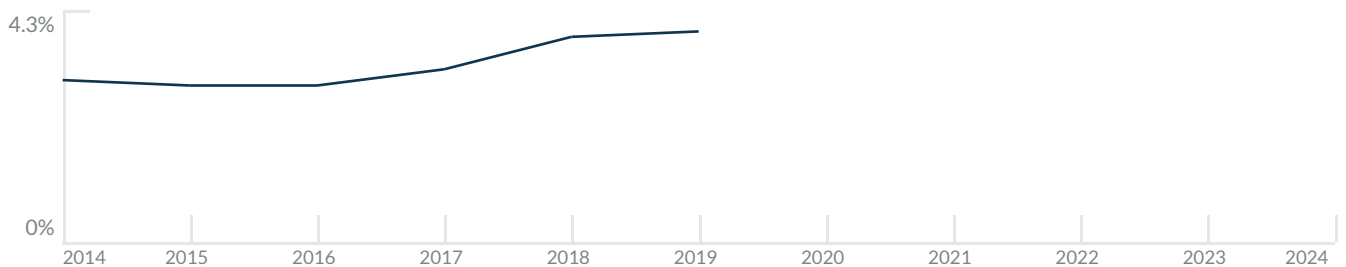
30 YEARS FIXED 4.4%



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

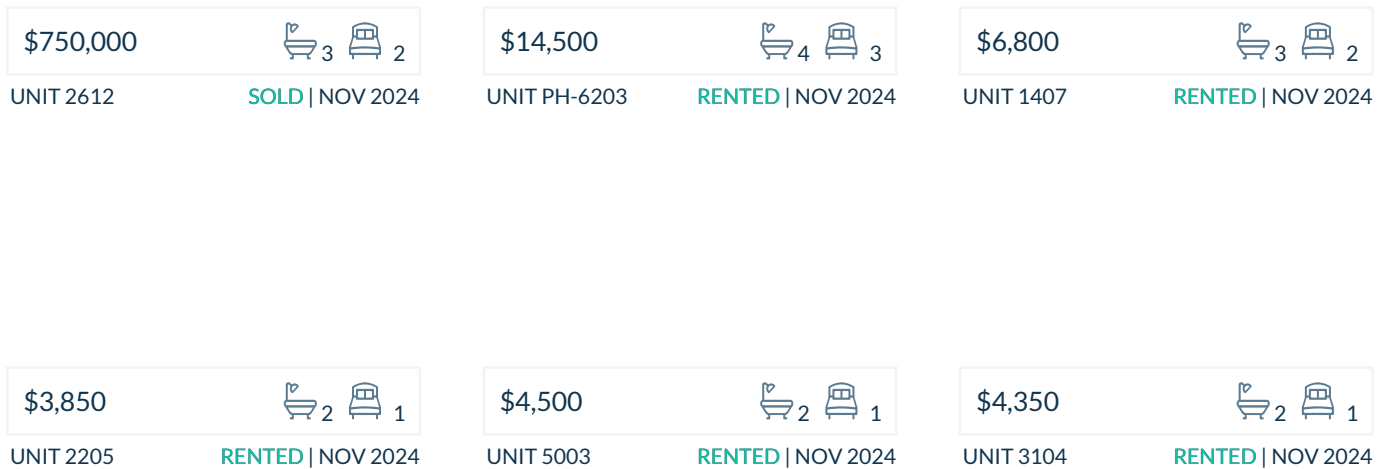
Below the average listing prices of available unit per property type.



# 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
2612	\$750,000	2/3	\$606.3	1,237	Nov 2024	41
4102	\$1,219,000	3/3	\$774.0	1,575	Oct 2024	229
5109	\$1,199,000	2/3	\$759.3	1,579	Oct 2024	6
3406	\$2,399,000	3/4	\$1,118.4	2,145	Sep 2024	177
3204	\$715,000	1/2	\$762.3	938	Sep 2024	130
3809	\$1,300,000	3/3	\$823.3	1,579	Sep 2024	174
5001	\$1,399,000	2/4	\$825.9	1,694	Sep 2024	14
4203	\$770,000	1/2	\$844.3	912	Aug 2024	28
5108	\$1,080,000	2/3	\$744.8	1,450	Aug 2024	125
1806	\$1,699,000	3/4	\$792.1	2,145	Jul 2024	38
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

## Rented

LAST 20 PROPERTIES RENTED IN 900 BISCAYNE BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH-6...	\$14,500	3/4	\$5.1	2,825	Nov 2024	67
1407	\$6,800	2/3	\$4.1	1,642	Nov 2024	38
2205	\$3,850	1/2	\$4.1	929	Nov 2024	40
5003	\$4,500	1/2	\$4.9	912	Nov 2024	176
3104	\$4,350	1/2	\$4.6	938	Nov 2024	35
3907	\$4,400	1/1	\$4.7	938	Oct 2024	57
3208	\$6,000	2/3	\$4.1	1,450	Oct 2024	68
3810	\$3,700	1/2	\$3.6	1,031	Oct 2024	7
3904	\$3,950	1/2	\$4.2	938	Oct 2024	67
4403	\$4,500	1/2	\$4.9	912	Oct 2024	21
4910	\$4,000	2/2	\$3.9	1,031	Sep 2024	105
4210	\$3,900	1/2	\$3.8	1,031	Sep 2024	27
2010	\$3,700	1/2	\$3.6	1,031	Sep 2024	29
2708	\$5,800	2/3	\$4.0	1,450	Sep 2024	24
2708	\$6,000	2/3	\$4.1	1,450	Sep 2024	24
5604	\$4,500	1/2	\$4.8	938	Sep 2024	83
2603	\$3,950	1/2	\$4.3	912	Aug 2024	44
6307	\$15,000	3/5	\$4.2	3,535	Aug 2024	187
5607	\$4,600	1/2	\$4.9	938	Aug 2024	66
4110	\$3,900	1/2	\$3.8	1,031	Aug 2024	37

## Currently Listed

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ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
O-1202	\$799,000	0/0	N/A	N/A	Aug 2024	N/A
PH 63...	\$13,000/mth	3/4	\$5.0	2577	Sep 2024	TODD BERGE...
O-1403	\$6,000	0/0	N/A	N/A	Nov 2024	N/A
O-1402	\$5,970	0/0	N/A	N/A	Nov 2024	N/A
507	\$1,250,000	2/3	\$761.3	1642	Jul 2024	JUAN CHIPO...
702	\$1,585,000	2/3	\$1,003.8	1579	Nov 2024	N/A
903	\$7,200/mth	3/3	\$4.5	1597	Nov 2024	INC CONSULT...
905	\$1,599,000	3/3	\$987.0	1620	Jul 2024	
1407	\$1,350,000	2/3	\$822.2	1642	Jul 2024	JUAN CHIPOCO
1808	\$6,200/mth	3/3	\$4.3	1450	Oct 2024	N/A
1808	\$1,100,000	2/3	\$758.6	1450	Nov 2024	N/A
1903	\$4,200/mth	1/2	\$4.6	912	Oct 2024	JOSE MOXH...
2006	\$11,900/mth	3/4	\$5.5	2145	Nov 2023	
2009	\$1,199,000	2/3	\$759.3	1579	Nov 2024	900 BISCAYN...
2104	\$690,000	1/2	\$735.6	938	Oct 2024	MARCELA BR...
2203	\$3,900/mth	1/2	\$4.3	912	Sep 2024	RYAN ZAGAR...
2212	\$749,000	2/3	\$605.5	1237	Nov 2024	DAVID PHAC...
2312	\$7,000/mth	2/3	\$5.7	1237	Nov 2024	JULIO A JIME...
2312	\$6,500/mth	2/3	\$5.3	1237	Nov 2024	JULIO A JIME...
2404	\$4,000/mth	1/2	\$4.3	938	Aug 2024	N/A

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2404	\$3,950/mth	1/2	\$4.2	938	Nov 2024	N/A
2407	\$4,100/mth	1/2	\$4.4	938	Oct 2024	2407 INC C/O...
2407	\$4,000/mth	1/2	\$4.3	938	Nov 2024	2407 INC C/O...
2410	\$635,000	1/2	\$615.9	1031	Aug 2024	MARCELA PE...
2503	\$679,000	1/3	\$744.5	912	Nov 2024	MICHAEL A N...
2604	\$3,800/mth	1/2	\$4.1	938	Nov 2024	ALEXANDER S...
2612	\$775,000	2/3	\$626.5	1237	Jun 2024	NUMA US LLC...
2709	\$1,300,000	2/3	\$759.3	1712	Nov 2024	N/A
2710	\$3,900/mth	1/2	\$3.8	1031	Oct 2024	ANTONIO RE...
2710	\$670,000	1/2	\$649.9	1031	Nov 2024	ANTONIO RE...
2812	\$5,000/mth	2/3	\$4.0	1237	Oct 2024	ANA GRETEL...
2812	\$785,000	2/3	\$634.6	1237	Nov 2024	ANA GRETEL...
2907	\$730,000	1/2	\$778.3	938	Jun 2024	N/A
2908	\$5,700/mth	2/3	\$3.9	1450	Oct 2024	JINGYUN XU
2909	\$6,700/mth	2/3	\$4.2	1579	Nov 2024	N/A
2910	\$650,000	1/2	\$630.5	1031	Jun 2024	JOSE LUIS ESP...
3003	\$695,000	1/2	\$762.1	912	Nov 2024	N/A
3003	\$3,950/mth	1/2	\$4.3	912	Nov 2024	N/A
3004	\$720,000	1/2	\$767.6	938	Nov 2024	N/A
3107	\$4,400/mth	1/2	\$4.7	938	Sep 2024	N/A

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3107	\$4,400/mth	1/2	\$4.7	938	Oct 2024	N/A
3112	\$5,850/mth	2/3	\$4.7	1237	Oct 2024	N/A
3204	\$725,000	1/2	\$772.9	938	Feb 2024	PRIYA S SARNA
3208	\$6,100/mth	2/3	\$4.2	1450	Apr 2024	FERNANDO E...
3305	\$4,200/mth	1/2	\$4.5	929	Nov 2024	MAURIZIO FO...
3404	\$3,850/mth	1/2	\$4.1	938	Aug 2024	CARLOS A VE...
3406	\$14,500/mth	3/4	\$6.8	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...
3503	\$4,200/mth	1/2	\$4.6	912	Nov 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
3707	\$4,700/mth	1/2	\$5.0	938	Nov 2024	NORIS CORD...
3808	\$5,350	2/3	\$3.7	1450	Jul 2024	KASHMERE M...
3810	\$719,900	1/2	\$698.3	1031	Oct 2024	DAVID G CLA...
3910	\$3,800/mth	1/2	\$3.7	1031	Nov 2024	N/A
3910	\$675,000	1/2	\$654.7	1031	Nov 2024	N/A
4010	\$750,000	1/2	\$727.4	1031	Jul 2024	JUAN CHIPO...
4203	\$770,000	1/2	\$844.3	912	May 2024	HEBER A RUS...
4203	\$4,350/mth	1/2	\$4.8	912	Sep 2024	HEBER A RUS...



## Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4203	\$4,000/mth	1/2	\$4.4	912	Nov 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
4307	\$950,000	1/2	\$1,012.8	938	Aug 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	Oct 2024	N/A
5001	\$7,600/mth	2/3	\$4.5	1694	Aug 2024	SERBAN COSS
5009	\$1,280,000	2/3	\$810.6	1579	Apr 2024	N/A
5104	\$770,000	1/2	\$820.9	938	Sep 2024	WHOLELINK...
5104	\$4,500/mth	1/2	\$4.8	938	Aug 2024	WHOLELINK...
5108	\$6,200/mth	2/3	\$4.3	1450	Jun 2024	ANDRES A AR...
5109	\$6,650/mth	2/3	\$4.2	1579	Aug 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	\$4,700/mth	1/2	\$5.0	938	Sep 2024	ANA S CERQU...
5510	\$650,000	1/2	\$630.5	1031	Nov 2024	N/A
5512	\$858,000	2/3	\$693.6	1237	Jun 2024	N/A
5602	\$6,500/mth	3/3	\$4.1	1575	Oct 2024	ROBERT W N...
5610	\$750,000	1/2	\$727.4	1031	Mar 2024	

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5707	\$4,850/mth	1/2	\$5.2	938	Nov 2024	JOSE R BELLO...
5707	\$815,000	1/2	\$868.9	938	Nov 2024	JOSE R BELLO...
5809	\$7,000/mth	2/3	\$4.4	1579	Nov 2024	N/A
6109	\$2,295,000	3/4	\$890.6	2577	Oct 2024	PILLY BOY LL...