



Viscayne Everglades

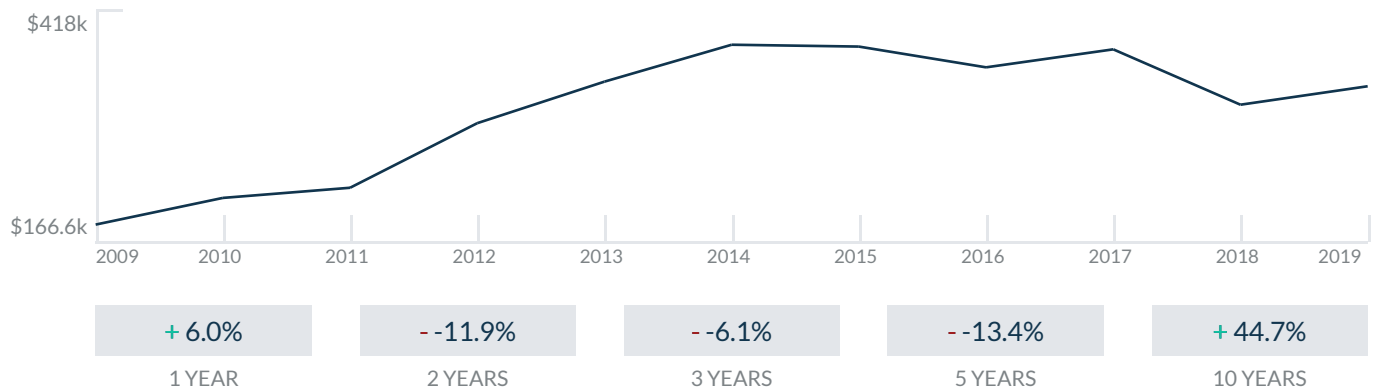
244 Biscayne BLVD
Miami, FL 33132

Every month we compile this comprehensive market report focus on Viscayne Everglades 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 viscayneevergladescondosforsale.com.

Property Stats

POSTAL CODE 33132

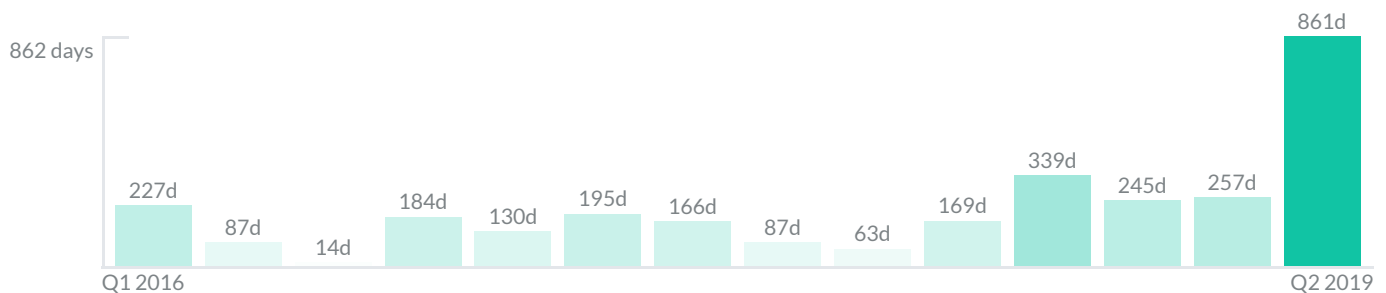
The property stats graph represents the median price evolution since ten years in your postal code area.



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 VISCAYNE EVERGLADES





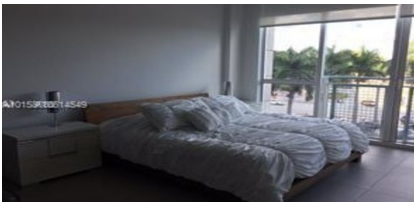

Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Viscayne Everglades

 <p>\$2,800</p> <p>UNIT 3108</p> <p>RENTED OCT 2018</p> <p>2 Bath 2 Bed</p>	 <p>\$2,700</p> <p>UNIT 3308</p> <p>RENTED MAR 2019</p> <p>2 Bath 2 Bed</p>	 <p>\$265,000</p> <p>UNIT 437</p> <p>SOLD JAN 2016</p> <p>2 Bath 1 Bed</p>
 <p>\$2,200</p> <p>UNIT 449</p> <p>RENTED FEB 2019</p> <p>1 Bath 1 Bed</p>	 <p>\$1,600</p> <p>UNIT 337</p> <p>RENTED FEB 2019</p> <p>1 Bath 0 Bed</p>	 <p>\$2,300</p> <p>UNIT 1108</p> <p>RENTED JAN 2019</p> <p>2 Bath 2 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN VISCAYNE EVERGLADES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
437	\$265,000	1/2	\$271.0	978	Apr 2019	861
445	\$215,000	1/1	\$219.8	978	Feb 2019	155
N/A	\$280,000	1/1	\$317.8	881	Feb 2019	233
406	\$217,999	1/1	\$270.5	806	Jan 2019	384
452	\$315,000	2/1	\$265.6	1,186	Dec 2018	127
2907	\$260,000	0/1	\$411.4	632	Dec 2018	471
1610	\$299,999	1/2	\$322.9	929	Dec 2018	87
604	\$251,600	1/1	\$312.2	806	Dec 2018	275
1403	\$515,000	2/2	\$323.9	1,590	Nov 2018	175
3009	\$479,000	2/2	\$316.2	1,515	Nov 2018	27
2708	\$334,700	2/2	\$332.7	1,006	Oct 2018	106
1808	\$318,000	2/2	\$316.1	1,006	Oct 2018	585
203	\$399,000	2/2	\$334.5	1,193	Oct 2018	146
2806	\$265,000	1/1	\$328.8	806	Oct 2018	333
3609	\$449,000	2/2	\$329.4	1,363	Oct 2018	365
401	\$339,000	2/2	\$370.1	916	Sep 2018	813
1008	\$289,000	2/2	\$287.3	1,006	Sep 2018	255
2710	\$350,000	2/2	\$376.7	929	Sep 2018	216
3008	\$449,000	2/2	\$330.9	1,357	Sep 2018	79
805	\$275,000	1/1	\$341.2	806	Aug 2018	200

Rented

LAST 20 PROPERTIES RENTED IN VISCAYNE EVERGLADES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
449	\$2,200	1/1	\$2.2	978	Apr 2019	72
337	\$1,600	0/1	\$3.2	506	Apr 2019	49
1108	\$2,300	2/2	\$2.3	1,006	Apr 2019	89
2605	\$1,900	1/1	\$2.4	806	Apr 2019	37
4104	\$2,900	2/2	\$2.2	1,293	Apr 2019	100
506	\$1,800	1/1	\$2.2	806	Apr 2019	59
1807	\$2,150	1/1	\$2.7	806	Apr 2019	39
1610	\$2,290	2/2	\$2.5	929	Mar 2019	40
249	\$1,550	0/1	\$3.1	501	Mar 2019	57
4907	\$8,400	3/5	\$2.8	3,020	Mar 2019	193
1104	\$1,950	1/1	\$2.4	806	Mar 2019	13
644	\$1,950	1/1	\$2.0	978	Mar 2019	4
2809	\$2,750	2/2	\$2.0	1,363	Mar 2019	255
3206	\$1,990	1/1	N/A	N/A	Mar 2019	57
1608	\$2,250	2/2	\$2.0	1,146	Mar 2019	290
348	\$1,550	0/1	\$3.1	501	Feb 2019	43
4507	\$2,850	2/2	\$2.2	1,293	Feb 2019	106
2610	\$2,450	2/2	\$2.6	929	Feb 2019	126
3706	\$2,100	1/1	\$2.6	806	Feb 2019	32
4108	\$4,300	3/3	\$2.4	1,795	Jan 2019	91

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$275,000	1/1	\$312.1	881	Oct 2015	N/A
L-449	\$340,000	1/1	\$347.6	978	Aug 2018	N/A
PH49...	\$1,649,000	3/3	\$590.0	2795	Feb 2019	N/A
203	\$350,000	2/2	\$293.4	1193	Nov 2018	N/A
204	\$2,000/mth	1/1	\$2.5	806	May 2019	N/A
302	\$390,000	1/2	\$419.4	930	Jun 2018	N/A
349	\$205,000	0/1	\$409.2	501	Apr 2019	N/A
402	\$2,700/mth	2/2	\$2.7	989	Jul 2017	N/A
450	\$2,000/mth	1/1	N/A	N/A	Jan 2019	N/A
502	\$349,900	2/2	\$353.8	989	Dec 2018	N/A
637	\$1,990/mth	1/2	\$2.0	978	Jan 2019	N/A
641N	\$250,900	1/1	\$256.5	978	Jan 2017	FRANCISCO D...
641N	\$2,150/mth	1/1	\$2.2	978	Jan 2019	N/A
701	\$2,300/mth	1/2	\$2.5	916	Feb 2019	N/A
701	\$355,000	1/2	\$387.6	916	Feb 2019	N/A
805	\$2,500/mth	1/1	\$3.1	806	Mar 2019	N/A
809	\$2,425/mth	2/2	\$2.3	1058	Mar 2019	N/A
907	\$330,000	1/1	\$409.4	806	Apr 2019	N/A
1004	\$280,000	1/1	\$347.4	806	Jan 2019	N/A
1007	\$330,000	1/1	\$409.4	806	Jun 2016	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1105	\$297,900	1/1	\$369.6	806	Aug 2018	FABBIO PIRO...
1408	\$2,300/mth	2/2	\$2.3	1006	Feb 2019	N/A
1409	\$348,000	2/2	\$328.9	1058	Apr 2019	N/A
1508	\$2,250/mth	2/2	\$2.0	1146	Mar 2019	N/A
1508	\$349,900	2/2	\$347.8	1006	Apr 2019	N/A
1710	\$2,500/mth	2/2	\$2.7	929	May 2019	N/A
1803	\$600,000	3/2	\$377.4	1590	Mar 2019	N/A
1803	\$4,000/mth	3/2	\$2.5	1590	Apr 2019	N/A
1904	\$2,300/mth	1/1	\$2.9	806	Apr 2019	N/A
1906	\$2,300/mth	1/1	\$2.9	806	Apr 2019	N/A
1908	\$2,300/mth	2/2	\$2.0	1146	Apr 2019	N/A
2006	\$297,900	1/1	\$369.6	806	Aug 2018	FABBIO P MA...
2202	\$3,000/mth	2/2	\$2.0	1474	Dec 2018	N/A
2307	\$345,000	1/1	\$428.0	806	Jan 2019	N/A
2407	\$345,000	1/1	\$383.3	900	Jan 2019	N/A
2508	\$2,700/mth	2/2	\$2.7	1006	Mar 2019	N/A
2508	\$380,000	2/2	\$377.7	1006	May 2019	N/A
2602	\$525,000	2/2	\$356.2	1474	Apr 2019	N/A
2609	\$500,000	2/2	\$472.6	1058	Apr 2018	N/A
2702	\$3,000/mth	2/2	\$2.0	1474	Mar 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2703	\$845,000	2/2	\$531.4	1590	Mar 2019	N/A
2709	\$2,750/mth	2/2	\$2.6	1058	Apr 2019	N/A
2805	\$2,300/mth	0/1	\$3.6	632	Mar 2019	N/A
2905	\$260,000	0/1	\$411.4	632	Mar 2017	N/A
3006	\$339,000	1/1	\$420.6	806	May 2019	N/A
3105	\$1,800/mth	0/1	\$2.8	632	Mar 2019	N/A
3202	\$680,000	2/2	\$565.3	1203	Apr 2019	N/A
3209	\$485,000	2/2	\$320.1	1515	Mar 2019	N/A
3209	\$3,150/mth	2/2	\$2.1	1515	Apr 2019	N/A
3302	\$699,000	2/2	\$581.0	1203	Aug 2017	N/A
3409	\$595,000	2/2	\$392.7	1515	Dec 2014	N/A
3508	\$519,000	2/2	\$431.4	1203	Jul 2017	N/A
3509	\$595,000	2/2	\$436.5	1363	Jun 2018	N/A
3603	\$3,600/mth	2/2	\$2.6	1363	May 2019	N/A
3604	\$400,000	1/1	\$496.3	806	Aug 2017	N/A
3702	\$750,000	2/2	\$623.4	1203	Apr 2018	N/A
3703	\$695,000	2/2	\$509.9	1363	Feb 2019	N/A
3808	\$2,750/mth	2/2	\$2.3	1203	May 2018	N/A
3809	\$585,000	2/2	\$429.2	1363	Jan 2019	N/A
4003	\$1,200,000	3/3	\$668.5	1795	May 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4203	\$1,750,000	3/3	\$974.9	1795	Apr 2019	N/A
4208	\$950,000	3/3	\$482.2	1970	Jan 2017	FLOMARINES...
4304	\$630,000	2/2	\$487.2	1293	Jun 2016	N/A
4503	\$990,000	3/3	\$551.5	1795	Jan 2019	N/A
4507	\$675,000	2/2	\$522.0	1293	Jul 2017	4507 VIZCAY...
4704	\$895,000	2/2	\$692.2	1293	Aug 2017	N/A
4707	\$675,000	2/2	N/A	N/A	Apr 2019	N/A
4804	\$495,000	2/2	\$348.8	1419	Nov 2018	N/A
4808	\$897,000	3/3	\$499.7	1795	May 2019	N/A
4907	\$1,895,000	3/5	\$627.5	3020	Sep 2018	N/A