



## Viscayne Everglades

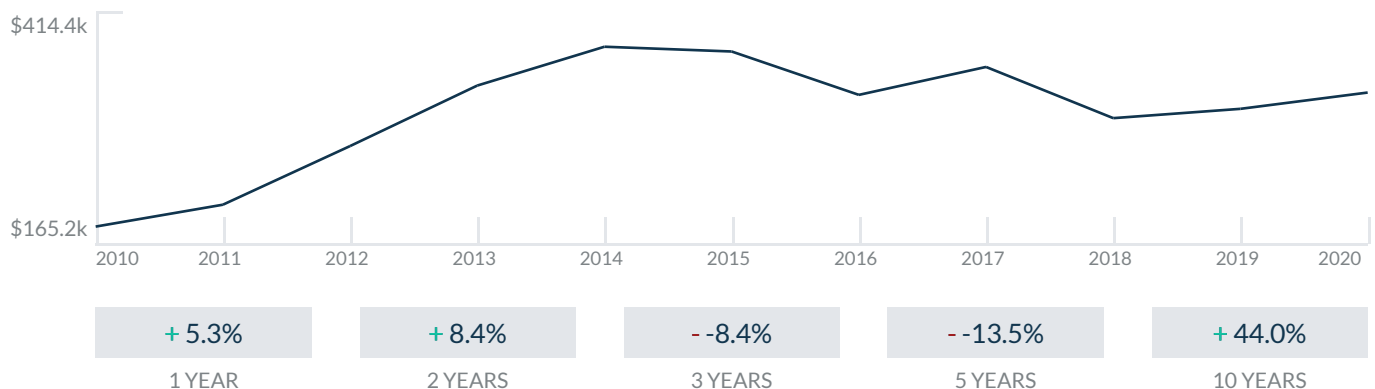
244 Biscayne BLVD  
Miami, FL 33132

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](http://viscayneevergladescondosforsale.com).

## Property Stats

POSTAL CODE 33132

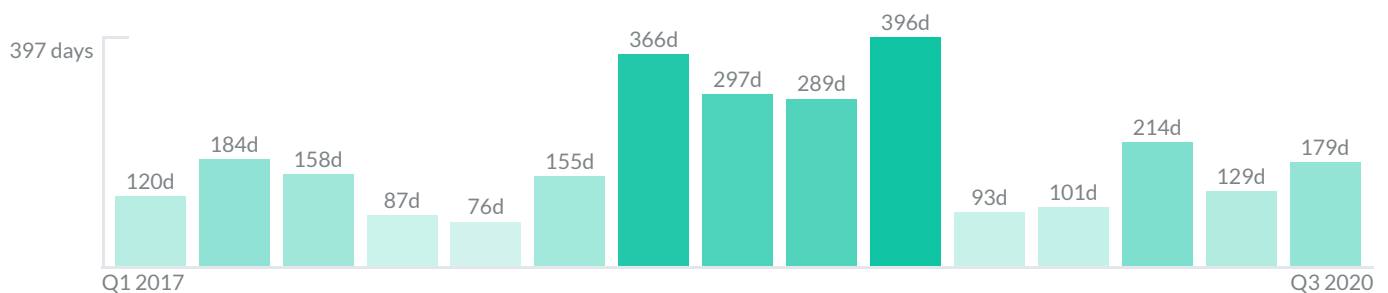
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

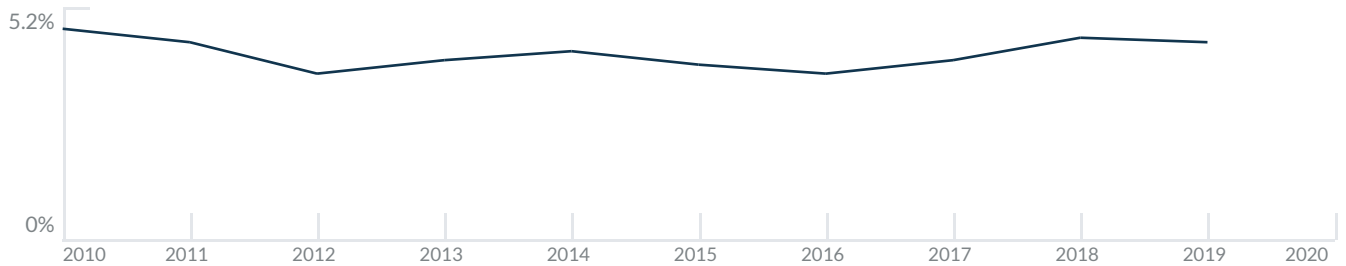


# Mortgage Rates

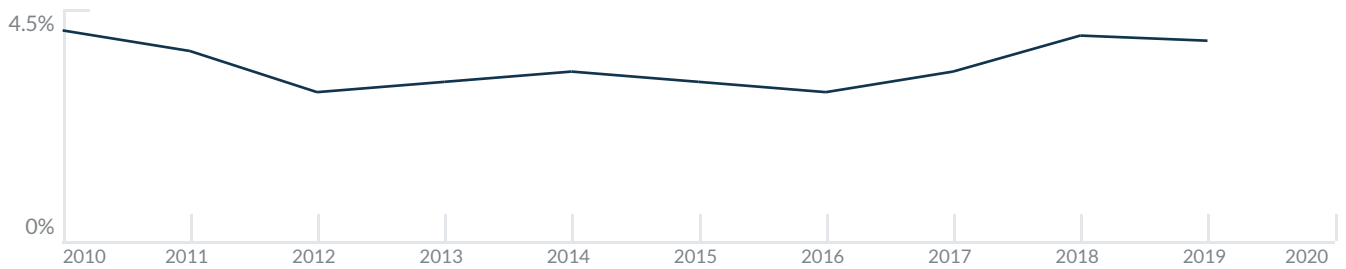
PER YEAR

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©

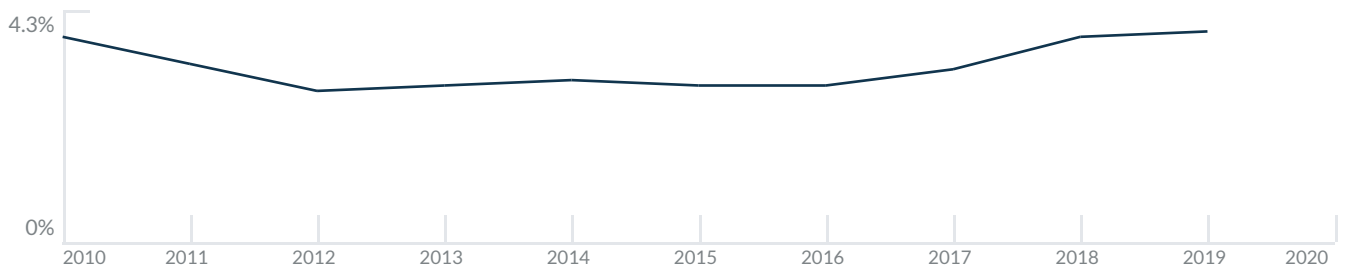
30 YEARS FIXED 4.4%



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

# Insights

IN VISCAYNE EVERGLADES





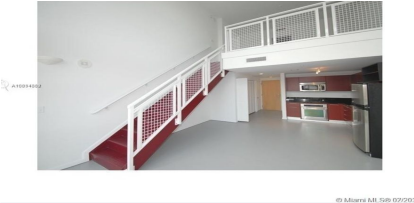

Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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

 <p>\$2,450</p> <p>UNIT 1509</p> <p>RENTED   AUG 2020</p> <p>2 Bath 2 Bed</p>	 <p>\$3,000</p> <p>UNIT 2102</p> <p>RENTED   AUG 2020</p> <p>3 Bath 2 Bed</p>	 <p>\$339,000</p> <p>UNIT 2408</p> <p>SOLD   AUG 2020</p> <p>2 Bath 2 Bed</p>
 <p>\$4,200</p> <p>UNIT 4108</p> <p>RENTED   AUG 2020</p> <p>3 Bath 3 Bed</p>	 <p>\$241,900</p> <p>UNIT 650</p> <p>SOLD   AUG 2020</p> <p>2 Bath 1 Bed</p>	 <p>\$560,000</p> <p>UNIT 2703</p> <p>SOLD   AUG 2020</p> <p>3 Bath 2 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN VISCAYNE EVERGLADES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2408	\$339,000	2/2	\$337.0	1,006	Aug 2020	132
650	\$241,900	1/2	N/A	N/A	Aug 2020	170
2703	\$560,000	2/3	\$352.2	1,590	Jul 2020	148
1708	\$349,000	2/2	\$346.9	1,006	Jul 2020	266
1409	\$348,000	2/2	\$328.9	1,058	Jun 2020	105
1105	\$264,500	1/1	\$328.2	806	Jun 2020	153
2307	\$295,000	1/1	\$366.0	806	Mar 2020	298
3806	\$320,000	1/1	\$397.0	806	Mar 2020	75
2108	\$341,500	2/2	\$339.5	1,006	Feb 2020	35
2006	\$273,000	1/1	\$338.7	806	Jan 2020	446
1804	\$269,000	1/1	\$333.7	806	Dec 2019	21
3606	\$299,000	1/1	\$371.0	806	Dec 2019	41
1004	\$250,000	1/1	\$310.2	806	Nov 2019	217
349	\$185,000	0/1	\$369.3	501	Oct 2019	181
910	\$310,000	2/2	\$333.7	929	Oct 2019	46
1506	\$260,000	1/1	\$295.1	881	Sep 2019	401
641	\$255,000	1/1	N/A	N/A	Sep 2019	28
2508	\$359,000	2/2	\$356.9	1,006	Sep 2019	82
3209	\$485,000	2/2	\$320.1	1,515	Sep 2019	194
2407	\$2,150	1/1	\$2.7	806	Aug 2019	82

## Rented

LAST 20 PROPERTIES RENTED IN VISCAYNE EVERGLADES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1509	\$2,450	2/2	\$2.3	1,058	Aug 2020	7
2102	\$3,000	2/3	\$2.0	1,474	Aug 2020	164
4108	\$4,200	3/3	\$2.3	1,795	Aug 2020	27
2404	\$2,050	1/1	N/A	N/A	Jul 2020	54
2202	\$3,100	2/3	\$2.1	1,474	Jul 2020	140
640	\$1,900	1/1	\$2.1	888	Jul 2020	94
339	\$1,975	1/1	\$2.0	984	Jul 2020	91
805	\$2,000	1/1	\$2.5	806	Jul 2020	43
2307	\$2,000	1/1	\$2.5	806	Jul 2020	32
3405	\$1,800	0/1	\$2.8	632	Jul 2020	3
1710	\$2,490	2/2	\$2.7	929	Jul 2020	23
3803	\$3,300	2/2	\$2.4	1,363	Jul 2020	133
304	\$1,900	1/1	\$2.4	806	Jul 2020	8
1110	\$2,200	2/2	\$2.4	929	Jul 2020	52
806	\$1,899	1/1	\$2.4	806	Jul 2020	153
244	\$2,550	2/2	N/A	N/A	Jul 2020	125
3806	\$2,050	1/1	\$2.5	806	Jul 2020	51
3006	\$2,300	1/1	\$2.9	806	Jul 2020	22
2809	\$2,800	2/2	\$2.1	1,363	Jun 2020	37
4507	\$2,800	2/2	\$2.2	1,293	Jun 2020	44

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
237	\$239,000	0/1	\$472.3	506	Aug 2020	VIRGILIO C C...
237	\$1,590/mth	0/1	\$3.1	506	Aug 2020	VIRGILIO C C...
248	\$1,399/mth	0/0	\$2.8	501	Aug 2020	
248	\$220,000	0/1	\$439.1	501	Aug 2020	
249	\$1,400/mth	0/0	\$2.8	501	Aug 2020	
303	\$2,300/mth	2/2	\$1.9	1193	Aug 2020	FRANCISCO...
344	\$219,000	1/1	\$437.1	501	Jul 2020	MACEDON IN...
347	\$1,500/mth	0/1	\$3.0	501	Aug 2020	
404	\$1,900/mth	1/1	\$2.4	806	Aug 2020	
436	\$255,000	1/2	\$260.7	978	Aug 2020	FRANCISCO J...
438	\$275,000	1/1	\$281.2	978	Jun 2020	
438	\$1,975	1/1	\$2.0	978	Aug 2020	
443	\$1,950/mth	1/2	\$2.0	978	Aug 2020	FLORENCIA G...
445	\$242,000	1/2	\$247.4	978	Aug 2020	N/A
638	\$1,900/mth	1/2	\$1.9	978	Aug 2020	
647	\$1,950/mth	1/2	\$2.0	978	Aug 2020	JUAN R BORR...
807	\$349,000	1/1	\$433.0	806	Aug 2020	FRANCISCO...
908	\$2,400/mth	2/2	\$2.4	1006	Aug 2020	FRANCISCO...
1004	\$290,000	1/1	\$359.8	806	Aug 2020	ANTONIO AH...
1006	\$2,250/mth	1/1	\$2.8	806	Aug 2020	JOSE SIDNEY...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1008	\$2,200	2/2	\$2.2	1006	Jun 2020	N/A
1102	\$3,000/mth	2/3	\$2.0	1474	Aug 2020	LEONARDO L...
1703	\$4,500/mth	2/5	\$2.8	1590	Jun 2020	DIAMANTE 17...
1703	\$750,000	2/5	N/A	N/A	Jul 2020	DIAMANTE 17...
1805	\$325,000	1/1	\$403.2	806	Jul 2020	CABRAL GAR...
1902	\$3,050/mth	2/3	\$2.1	1474	Aug 2020	LEONARDO L...
1907	\$1,950/mth	1/1	\$2.4	806	Aug 2020	FRANCK NIZA...
1910	\$2,100/mth	2/2	\$2.3	929	Aug 2020	ELIAS JORGE...
2106	\$360,000	1/1	\$446.7	806	Aug 2020	WILSON SANTI
2407	\$295,000	1/1	\$327.8	900	Feb 2020	XAVIER S. M. L...
2409	\$2,600/mth	2/2	\$2.5	1058	Aug 2020	PAUDELY ZA...
2509	\$430,000	2/2	\$406.4	1058	Aug 2020	MARCO VINC...
2509	\$3,200/mth	2/2	\$3.0	1058	Aug 2020	MARCO VINC...
2603	\$649,900	3/3	\$408.7	1590	Aug 2020	MONICA KLA...
2605	\$319,000	1/1	\$395.8	806	Jul 2020	ALBERTO R T...
2610	\$395,000	2/2	N/A	N/A	Jul 2020	
2805	\$2,000/mth	0/1	\$3.2	632	Aug 2020	CHRISTOPHE...
2902	\$550,000	2/2	\$457.2	1203	Aug 2020	LLC RW BISCA...
2903	\$620,000	2/2	\$454.9	1363	Aug 2020	
2905	\$260,000	0/1	N/A	N/A	Aug 2020	FERNANDO G...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3307	\$280,000	0/1	\$443.0	632	Jul 2020	
3406	\$310,000	1/1	N/A	N/A	Aug 2020	ARSENIO M TI...
3409	\$540,000	2/2	\$356.4	1515	Jul 2020	
3508	\$499,000	2/2	\$414.8	1203	Jul 2020	FABIAN CAIN...
3703	\$3,000/mth	2/2	\$2.2	1363	Jul 2020	LUIS STARC...
3905	\$1,800	0/1	\$2.8	632	Jul 2020	ANAC SOLUT...
4308	\$850,000	3/3	\$473.5	1795	Aug 2020	SAMIR SALLU...
4308	\$4,600/mth	3/3	\$2.6	1795	Aug 2020	SAMIR SALLU...
4507	\$640,000	2/2	\$495.0	1293	Aug 2020	4507 VIZCAY...
4508	\$649,900	3/3	\$362.1	1795	Jul 2020	URIZAR JOSE...
4807	\$2,950/mth	2/2	\$2.3	1293	Jul 2020	4807 N BISCA...
4907	\$1,699,000	3/6	\$562.6	3020	Aug 2020	LUIS STARC...