



## The Blue Condominium

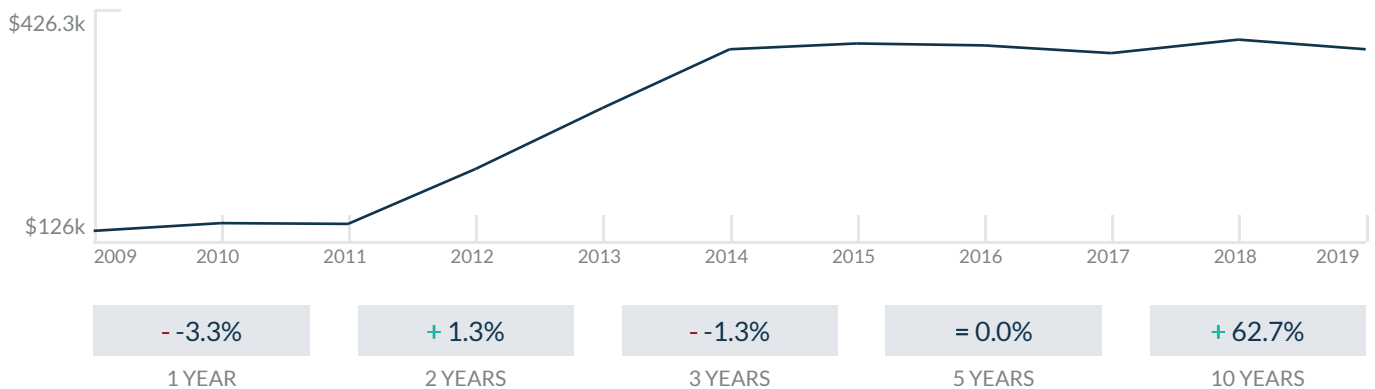
601 NE 36th St  
Miami, FL 33137

Every month we compile this comprehensive market report focus on The Blue Condominium 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 [thebluecondominium.com](http://thebluecondominium.com).

### Property Stats

POSTAL CODE 33137

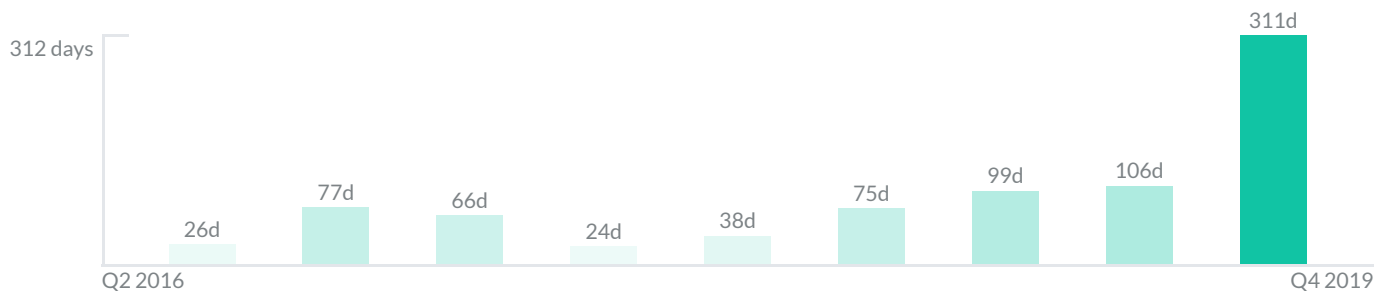
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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!

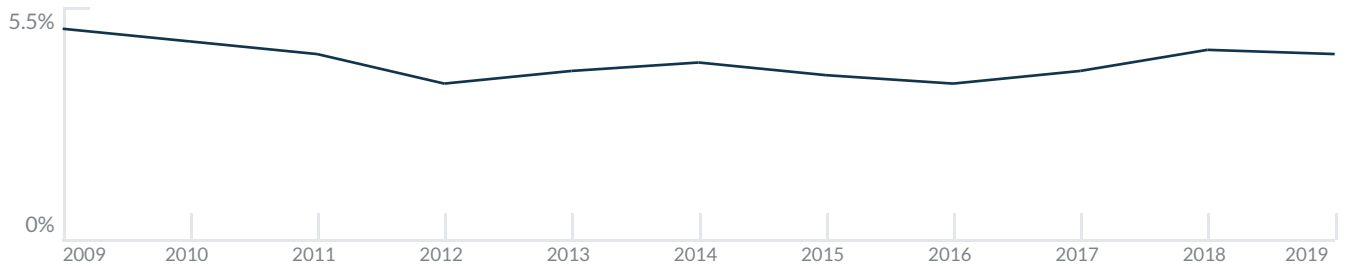


# Mortgage Rates

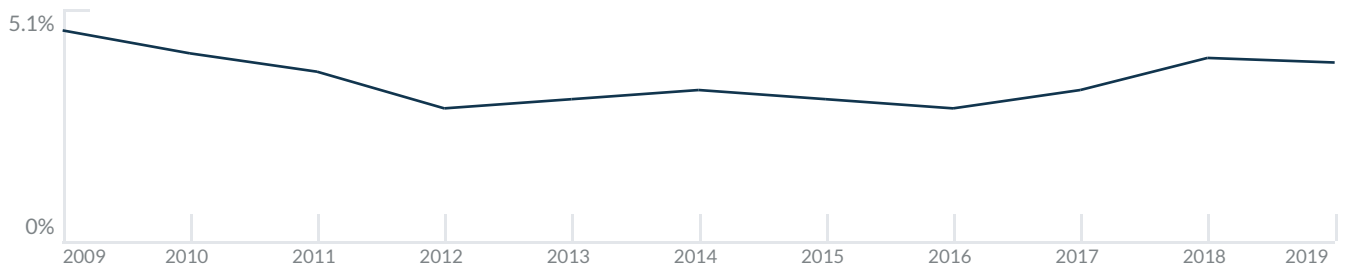
PER YEAR

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
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Artistic Culture Senior High School
10/10	1/10	10/10

# Insights

IN THE BLUE CONDOMINIUM

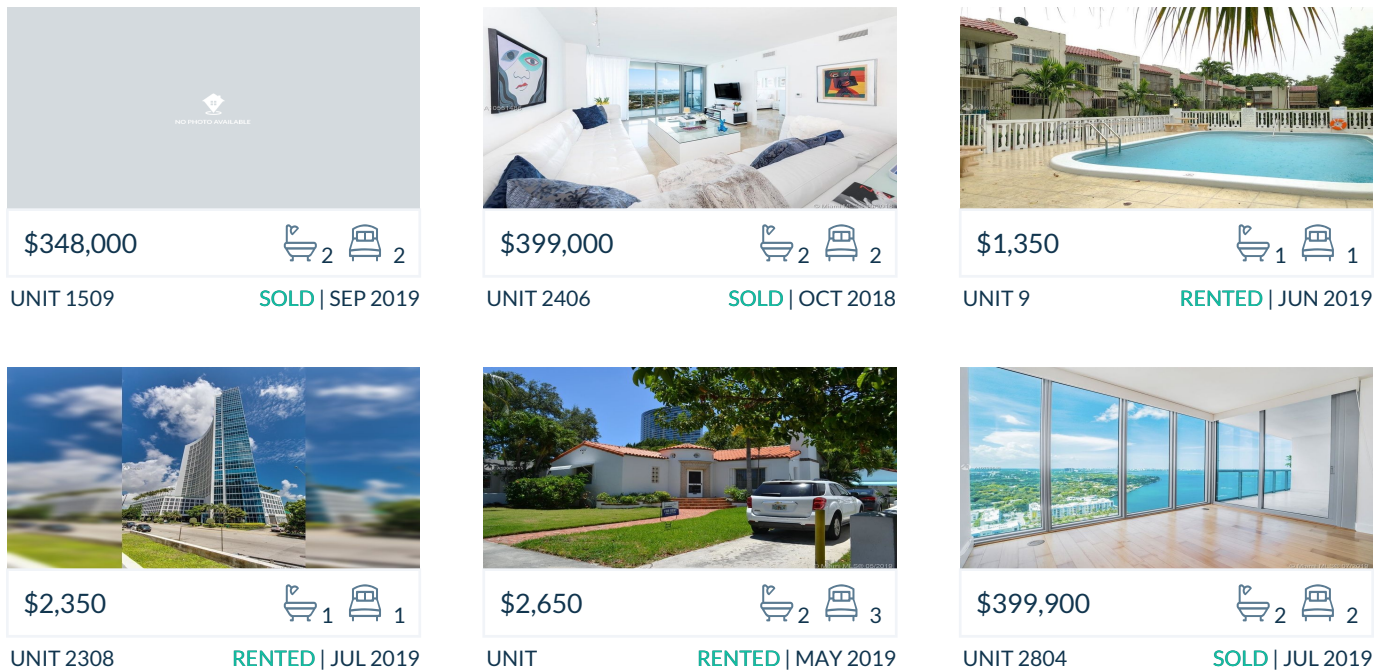
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Blue Condominium



## Sold

LAST 20 PROPERTIES SOLD IN THE BLUE CONDOMINIUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1509	\$348,000	2/2	\$300.5	1,158	Oct 2019	N/A
2406	\$399,000	2/2	\$344.6	1,158	Oct 2019	311
2804	\$399,900	2/2	\$345.3	1,158	Sep 2019	25
3008	\$325,000	1/1	\$427.1	761	Aug 2019	26
1801	\$500,000	2/2	\$345.1	1,449	Aug 2019	48
711	\$299,000	1/1	\$386.8	773	Jul 2019	323
2804	\$380,000	2/2	\$328.2	1,158	Jun 2019	125
903	\$319,900	2/2	\$272.5	1,174	Jun 2019	84
3111	\$335,000	1/1	\$433.4	773	May 2019	44
902	\$397,500	2/2	\$353.3	1,125	Apr 2019	106
PH32...	\$1,349,000	3/3	\$459.8	2,934	Apr 2019	137
1211	\$330,500	1/1	\$427.6	773	Feb 2019	87
1907	\$435,000	2/2	\$375.6	1,158	Jan 2019	62
1011	\$317,000	1/1	\$410.1	773	Nov 2018	7
2511	\$355,000	1/1	\$459.2	773	Oct 2018	68
3412	\$875,000	2/2	\$467.9	1,870	Sep 2018	27
2004	\$440,000	2/2	\$380.0	1,158	Sep 2018	10
2109	\$439,000	2/2	\$379.1	1,158	Aug 2018	36
1208	\$310,000	1/1	\$407.4	761	Oct 2016	71
1607	\$439,500	2/2	\$379.5	1,158	Oct 2016	61

## Rented

LAST 20 PROPERTIES RENTED IN THE BLUE CONDOMINIUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
9	\$1,350	1/1	\$1.9	700	Oct 2019	87
2308	\$2,350	1/1	\$3.1	761	Sep 2019	53
N/A	\$2,650	3/2	\$1.6	1,689	Sep 2019	108
2912	\$4,200	2/2	\$2.2	1,870	Sep 2019	72
PH4	\$3,800	2/2	\$2.3	1,641	Aug 2019	61
1809	\$2,850	2/2	\$2.5	1,158	Aug 2019	41
2708	\$2,300	1/1	\$3.0	761	Aug 2019	16
2609	\$2,750	2/2	\$2.4	1,158	Aug 2019	22
N/A	\$3,200	3/2	\$1.2	2,702	Aug 2019	19
2007	\$2,700	2/2	\$2.3	1,158	Jul 2019	26
1511	\$2,250	1/1	\$2.9	773	Jul 2019	8
912	\$4,600	2/2	\$2.5	1,870	Jul 2019	177
2812	\$4,700	3/3	\$2.5	1,870	Jul 2019	14
708	\$1,950	1/1	\$2.6	761	Jun 2019	59
1102	\$2,550	2/2	\$2.3	1,125	Jun 2019	22
1607	\$2,700	2/2	\$2.3	1,158	Jun 2019	103
2008	\$2,200	1/1	\$2.9	761	Jun 2019	46
1008	\$2,200	1/1	\$2.9	761	Jun 2019	18
2006	\$2,600	2/2	\$2.2	1,158	Jun 2019	33
906	\$2,700	2/2	\$2.3	1,158	Jun 2019	24

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH33...	\$749,000	2/3	\$390.1	1920	Oct 2019	JESUS PACHE...
PH4	\$1,200,000	2/3	\$731.3	1641	Oct 2019	WILLIAM QUI...
N/A	\$2,700/mth	3/3	\$0.8	3178	Oct 2019	ALESSANDRA...
4	\$2,095/mth	2/2	\$1.6	1299	Oct 2019	ANASTASIA Y...
7	\$2,100/mth	2/2	\$1.6	1299	Oct 2019	JOSE E GAMAS
226	\$3,440/mth	3/2	\$2.7	1290	Oct 2019	N/A
415	\$2,311/mth	1/1	\$2.7	870	Oct 2019	N/A
418	\$2,294/mth	1/1	\$2.6	870	Oct 2019	N/A
525	\$2,123/mth	1/1	\$2.9	740	Oct 2019	N/A
801	\$645,000	2/3	\$445.1	1449	Oct 2019	GUISEPPE GA...
802	\$2,650/mth	2/3	\$2.4	1125	Oct 2019	MIRTA MIRAS
806	\$2,600/mth	2/3	\$2.2	1158	Oct 2019	MAHYAR TAH...
808	\$2,200/mth	1/2	\$2.9	761	Oct 2019	ANDRES VELA...
810	\$3,200/mth	2/3	\$2.7	1174	Oct 2019	DAVID JOSEP...
812	\$900,000	2/3	\$481.3	1870	Oct 2019	LUIS ELOY ARI...
812	\$5,000/mth	2/3	\$2.7	1870	Oct 2019	LUIS ELOY ARI...
909	\$335,000	2/3	\$289.3	1158	Oct 2019	KAREN E SEG...
1105	\$2,200/mth	1/2	\$2.9	761	Oct 2019	CARLOS MAR...
1110	\$499,000	2/3	\$425.0	1174	Oct 2019	ALFIO LANZA...
1203	\$399,900	2/3	\$340.6	1174	Oct 2019	JADHUNANT...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1203	\$2,550/mth	2/3	\$2.2	1174	Oct 2019	JADHUNANT...
1204	\$355,000	2/3	\$306.6	1158	Oct 2019	ISBEL R MUSE...
1205	\$310,000	1/2	\$407.4	761	Oct 2019	N/A
1206	\$415,000	2/3	\$358.4	1158	Oct 2019	NATALIA LOG...
1405	\$299,000	1/2	\$392.9	761	Oct 2019	DAVID WYME...
1406	\$370,000	2/3	\$319.5	1158	Oct 2019	CRISTINA JOR...
1406	\$2,650/mth	2/3	\$2.3	1158	Oct 2019	CRISTINA JOR...
1412	\$870,000	2/3	\$465.2	1870	Oct 2019	BORIS EDUAR...
1507	\$399,000	2/3	\$344.6	1158	Oct 2019	GADITH U GA...
1510	\$399,000	2/3	\$339.9	1174	Oct 2019	JAIME ZARUSKI
1603	\$399,000	2/3	\$339.9	1174	Oct 2019	MANUEL FUE...
1605	\$2,375/mth	1/2	\$3.1	761	Oct 2019	
1903	\$2,600/mth	2/3	\$2.2	1174	Oct 2019	MURAD JOSE...
1903	\$365,000	2/3	\$310.9	1174	Oct 2019	MURAD JOSE...
2003	\$359,000	2/2	\$305.8	1174	Mar 2019	N/A
2010	\$2,600/mth	2/3	\$2.2	1174	Oct 2019	N/A
2206	\$415,000	2/3	\$358.4	1158	Oct 2019	SEDDIK M SE...
2403	\$2,900/mth	2/2	\$2.5	1174	Sep 2019	N/A
2602	\$415,000	2/2	\$368.9	1125	May 2017	N/A
2602	\$415,000	2/3	\$368.9	1125	Oct 2019	

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2604	\$449,000	2/3	\$387.7	1158	Oct 2019	ELSA CRANE...
2607	\$2,900/mth	2/3	\$2.5	1158	Oct 2019	GU/BLUE LLC...
2712	\$4,500/mth	2/3	\$2.4	1870	Oct 2019	LEON ZELCER
2808	\$2,300/mth	1/1	\$3.0	761	Oct 2019	N/A
2902	\$590,000	2/3	\$524.4	1125	Oct 2019	ALEJANDRO J...
2902	\$3,450/mth	2/3	\$3.1	1125	Oct 2019	N/A
2906	\$425,000	2/2	\$367.0	1158	Apr 2019	N/A
2912	\$845,000	2/3	\$451.9	1870	Oct 2019	MICHAEL J SC...
3003	\$3,100/mth	2/3	\$2.6	1174	Oct 2019	SWEETLAND...
3010	\$505,900	2/2	\$430.9	1174	Aug 2017	MARPA INVES...
3010	\$505,900	2/3	\$430.9	1174	Oct 2019	MARPA INVES...
3112	\$799,000	2/3	\$399.5	2000	Oct 2019	ANITA JONES
3307	\$488,000	2/2	\$421.4	1158	Jul 2019	N/A
3307	\$3,000/mth	2/2	\$2.6	1158	Oct 2019	N/A
3511	\$799,000	2/2	\$681.7	1172	Oct 2019	NADIA B GHA...