



## The Blue Condominium

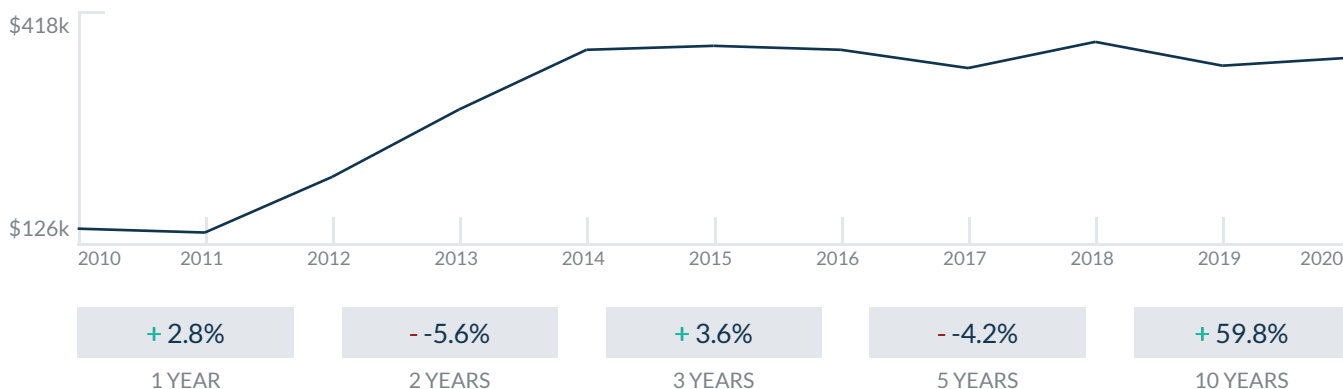
601 NE 36th St  
Miami, FL 33137

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

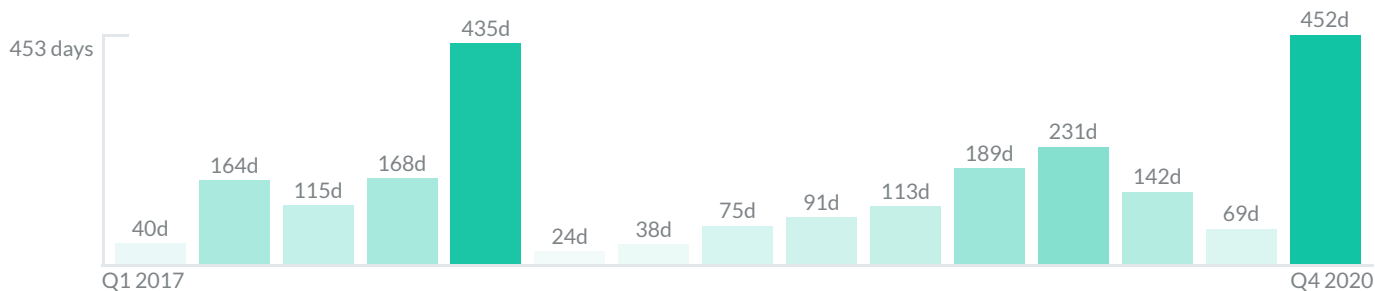
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

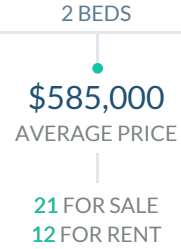
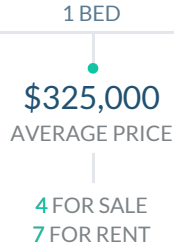
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Rating
School For Advanced Studies	10/10
Walter De Hostos Youth Leadership Charter School	1/10
Art and Culture Senior High School	10/10

# Insights

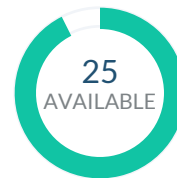
IN THE BLUE CONDOMINIUM

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



**0.6% to 8.5%**  
CAP RATE  
Yearly net income when rent

**4.6%**  
NEGOTIABILITY  
What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

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



\$430,000



UNIT 801

**SOLD** | OCT 2020

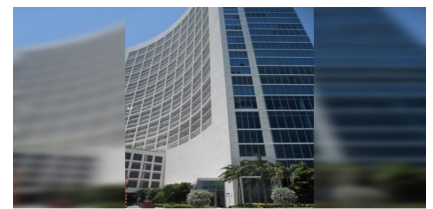


\$2,450



UNIT 1102

**RENTED** | OCT 2020



\$324,000



UNIT 1411

**SOLD** | OCT 2020

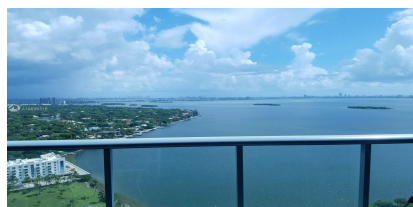


\$324,900



UNIT 711

**SOLD** | SEP 2020



\$2,750



UNIT 1810

**RENTED** | SEP 2020



\$2,990



UNIT 2410

**RENTED** | SEP 2020

## Sold

LAST 20 PROPERTIES SOLD IN THE BLUE CONDOMINIUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
801	\$430,000	2/3	\$296.8	1,449	Oct 2020	666
1411	\$324,000	1/1	\$419.1	773	Oct 2020	237
711	\$324,900	1/2	\$420.3	773	Sep 2020	39
2805	\$300,000	1/2	\$394.2	761	Aug 2020	18
3211	\$360,000	1/2	\$465.7	773	Aug 2020	135
1609	\$399,000	2/3	\$344.6	1,158	Aug 2020	21
1802	\$349,900	2/2	\$311.0	1,125	Jul 2020	134
2603	\$399,900	2/3	\$340.6	1,174	Jul 2020	12
2912	\$770,000	3/3	\$411.8	1,870	Jul 2020	5
3202	\$595,000	2/2	\$507.7	1,172	Jul 2020	99
2812	\$750,000	3/3	\$401.1	1,870	Jul 2020	153
904	\$324,900	2/3	\$280.6	1,158	Jul 2020	78
1508	\$295,000	1/2	\$387.6	761	Jun 2020	13
2303	\$419,000	2/3	\$356.9	1,174	May 2020	86
1510	\$399,000	2/3	\$339.9	1,174	May 2020	345
1003	\$379,000	2/3	\$322.8	1,174	May 2020	125
1507	\$399,000	2/3	\$344.6	1,158	Mar 2020	398
1405	\$293,500	1/2	\$385.7	761	Mar 2020	261
1204	\$355,000	2/3	\$306.6	1,158	Feb 2020	67
1406	\$349,000	2/3	\$301.4	1,158	Feb 2020	N/A

## Rented

LAST 20 PROPERTIES RENTED IN THE BLUE CONDOMINIUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1102	\$2,450	2/3	\$2.2	1,125	Oct 2020	115
1810	\$2,750	2/3	\$2.3	1,174	Sep 2020	42
2410	\$2,990	2/3	\$2.5	1,174	Sep 2020	36
2609	\$2,750	2/3	\$2.4	1,158	Sep 2020	19
3101	\$4,500	2/3	\$3.1	1,449	Sep 2020	30
1707	\$3,000	2/3	\$2.6	1,158	Aug 2020	49
3308	\$2,200	1/2	\$2.9	761	Aug 2020	21
2108	\$2,450	1/2	\$3.2	761	Jul 2020	133
3005	\$2,150	1/2	\$2.8	761	Jul 2020	42
2705	\$2,150	1/2	\$2.8	761	Jul 2020	3
1307	\$2,850	2/3	\$2.5	1,158	Jul 2020	58
2212	\$4,300	2/3	\$2.3	1,870	Jul 2020	77
1811	\$2,200	1/2	\$2.8	773	Jul 2020	36
2309	\$2,700	2/3	\$2.3	1,158	Jul 2020	24
2501	\$3,100	2/3	\$2.1	1,449	Jul 2020	47
707	\$2,500	2/3	\$2.2	1,158	Jul 2020	16
1008	\$2,150	1/2	\$2.8	761	Jul 2020	14
2611	\$2,300	1/2	\$3.0	773	Jun 2020	40
2206	\$2,700	2/3	\$2.3	1,158	Jun 2020	45
1704	\$2,950	2/3	\$2.5	1,158	Jun 2020	71

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH4	\$1,200,000	2/3	\$731.3	1641	Sep 2020	WILLIAM QUI...
N/A	\$629,000	2/3	\$434.1	1449	Sep 2020	KOBI YAKIR S...
710	\$2,750/mth	2/3	\$2.3	1174	Oct 2020	JAVIER ALEXI...
808	\$305,000	1/2	\$400.8	761	Sep 2020	ANDRES VELA...
812	\$770,000	2/3	\$411.8	1870	Oct 2020	LUIS ELOY ARI...
812	\$5,000/mth	2/3	\$2.7	1870	Sep 2020	LUIS ELOY ARI...
901	\$3,200/mth	2/3	\$2.2	1449	Sep 2020	ANDRES ART...
906	\$2,800/mth	2/3	\$2.4	1158	Sep 2020	VANESSA CH...
1002	\$3,000/mth	2/3	\$2.7	1125	Sep 2020	N/A
1012	\$739,000	2/3	\$395.2	1870	Oct 2020	RALPH PALMI...
1110	\$499,000	2/3	\$425.0	1174	Sep 2020	ALFIO LANZA...
1205	\$2,230/mth	1/2	\$2.9	761	Sep 2020	N/A
1206	\$415,000	2/3	\$358.4	1158	Sep 2020	NATALIA LOG...
1305	\$2,000/mth	1/2	\$2.6	761	Sep 2020	MILAGROS D...
1306	\$2,400/mth	2/3	\$2.1	1158	Sep 2020	DARIELA PINO
1311	\$2,219/mth	1/2	\$2.9	773	Oct 2020	N/A
1505	\$2,200/mth	1/2	\$2.9	761	Oct 2020	
1602	\$410,000	2/3	\$364.4	1125	Sep 2020	SIMON JOSE...
1602	\$399,000	2/3	\$354.7	1125	Sep 2020	SIMON JOSE...
1603	\$420,000	2/3	\$357.8	1174	Sep 2020	MANUEL FUE...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1603	\$420,000	2/3	\$357.8	1174	Oct 2020	MANUEL FUE...
1612	\$740,000	2/4	\$395.7	1870	Oct 2020	MURAT CERIT...
2102	\$2,700/mth	2/3	\$2.4	1125	Sep 2020	LEANDRO R B...
2102	\$420,000	2/3	\$373.3	1125	Sep 2020	N/A
2102	\$414,000	2/3	\$368.0	1125	Sep 2020	LEANDRO R B...
2201	\$3,850/mth	2/3	\$2.7	1449	Sep 2020	JOEY C BALLIN
2206	\$415,000	2/3	\$358.4	1158	Oct 2020	SEDDIK M SE...
2212	\$4,300/mth	2/3	\$2.3	1870	Sep 2020	M A E FAMILY...
2212	\$890,000	2/3	\$475.9	1870	Sep 2020	N/A
2308	\$2,300/mth	1/2	\$3.0	761	Oct 2020	CARLOS ABREU
2310	\$3,100/mth	2/3	\$2.6	1174	Oct 2020	GREEN SEAS L...
2412	\$795,000	2/3	\$425.1	1870	Oct 2020	ALEC N ELCH...
2502	\$2,890/mth	2/3	\$2.6	1125	Oct 2020	MIRIAM REYES
2511	\$375,000	1/2	\$485.1	773	Sep 2020	ROBERT A CH...
2601	\$4,200/mth	2/3	\$2.9	1449	Sep 2020	CLARA ROSE...
2602	\$415,000	2/3	\$368.9	1125	Oct 2020	
2705	\$299,000	1/2	\$392.9	761	Sep 2020	EDDY LEAL &...
2805	\$320,000	1/1	\$420.5	761	Sep 2020	N/A
2906	\$425,000	2/2	\$367.0	1158	Dec 2019	YOUNG HEE K...
2908	\$2,400/mth	1/2	\$3.2	761	Sep 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3010	\$505,900	2/3	\$430.9	1174	Sep 2020	MARPA INVES...
3106	\$460,000	2/3	\$397.2	1158	Oct 2020	CHRISTIAN D...
3208	\$2,250/mth	1/2	\$3.0	761	Oct 2020	LUISA SUTO
3306	\$895,000	2/3	\$545.4	1641	Sep 2020	JESUS PACHE...