

Market Report

July, 2021



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 data 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.

Property Stats

POSTAL CODE 33137

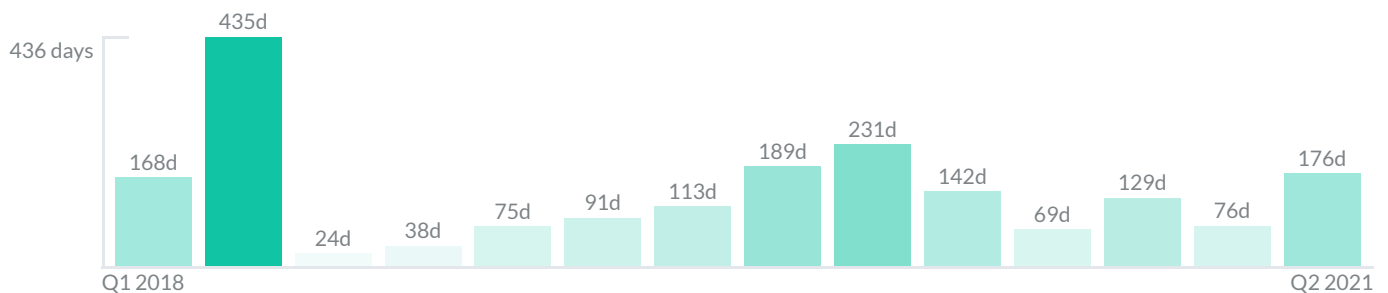
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

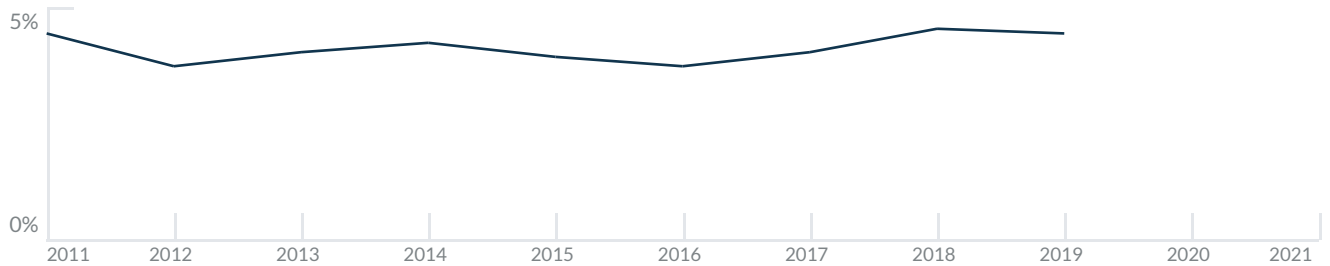


Mortgage Rates

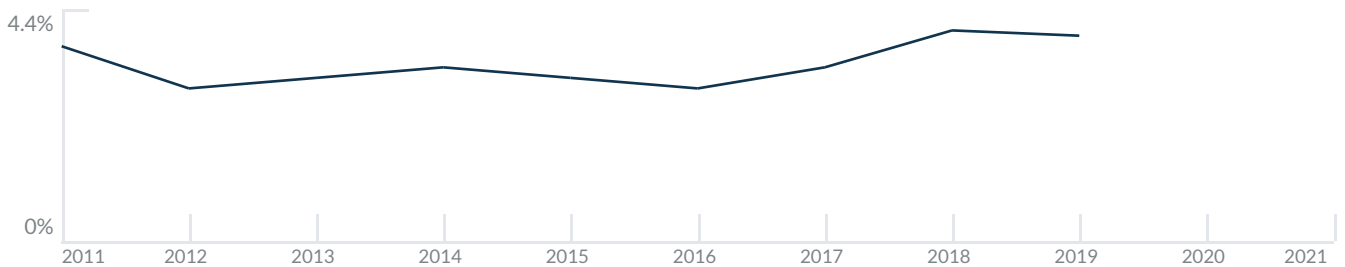
PER YEAR

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©

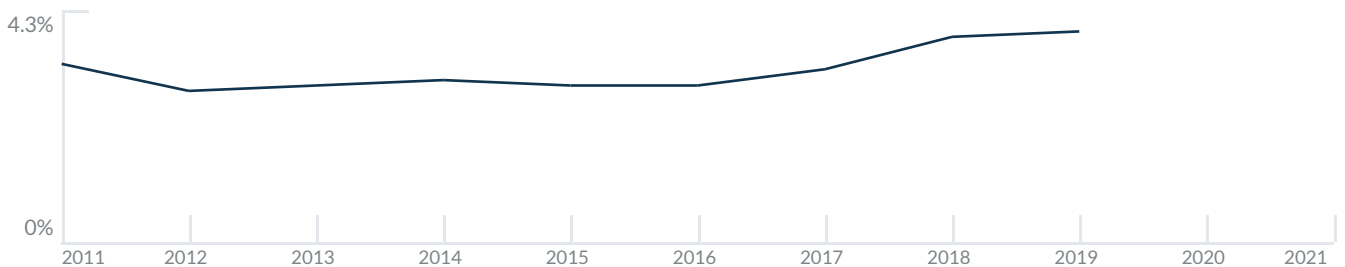
30 YEARS FIXED 4.4%



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 Music	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.

1 BED

N/A
AVERAGE PRICE

0 FOR SALE
1 FOR RENT

2 BEDS

\$887,000
AVERAGE PRICE

4 FOR SALE
2 FOR RENT

-1.3% to 3.9%

CAP RATE

Yearly net income when rent

4.2%

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



\$395,000



UNIT 1206

SOLD | JUN 2021



\$775,000



UNIT 812

SOLD | JUN 2021

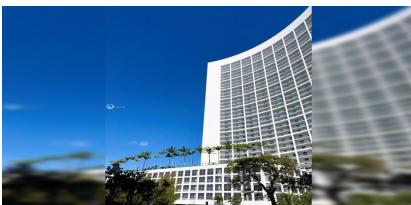


\$419,000



UNIT 904

SOLD | JUN 2021



\$2,600



UNIT 1408

RENTED | JUN 2021

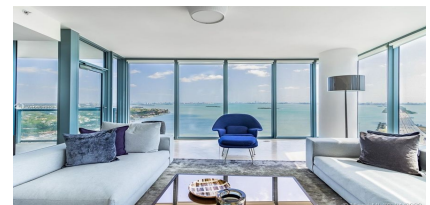


\$2,700



UNIT 2408

RENTED | JUN 2021



\$795,000



UNIT 2412

SOLD | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN THE BLUE CONDOMINIUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1206	\$395,000	2/3	\$341.1	1,158	Jun 2021	427
812	\$775,000	2/3	\$414.4	1,870	Jun 2021	90
904	\$419,000	2/3	N/A	N/A	Jun 2021	38
2412	\$795,000	2/3	\$425.1	1,870	Jun 2021	368
3012	\$850,000	2/3	\$454.5	1,870	Jun 2021	123
2501	\$549,000	2/3	\$378.9	1,449	Apr 2021	11
1306	\$360,000	2/3	\$310.9	1,158	Mar 2021	69
3001	\$629,000	2/2	\$434.1	1,449	Mar 2021	120
1612	\$740,000	2/4	\$395.7	1,870	Feb 2021	106
2209	\$414,900	2/3	\$358.3	1,158	Jan 2021	7
1602	\$399,000	2/3	\$354.7	1,125	Dec 2020	85
3009	\$435,000	2/3	\$375.6	1,158	Dec 2020	14
3106	\$460,000	2/3	\$397.2	1,158	Dec 2020	10
1412	\$750,000	2/3	\$401.1	1,870	Dec 2020	68
1603	\$420,000	2/3	\$357.8	1,174	Dec 2020	28
2511	\$350,000	1/2	\$452.8	773	Nov 2020	39
2601	\$595,000	2/3	\$410.6	1,449	Nov 2020	3
1407	\$370,000	2/3	\$319.5	1,158	Nov 2020	135
801	\$430,000	2/3	\$296.8	1,449	Oct 2020	666
1411	\$324,000	1/1	\$419.1	773	Oct 2020	237

Rented

LAST 20 PROPERTIES RENTED IN THE BLUE CONDOMINIUM

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1408	\$2,600	1/2	\$3.4	761	Jun 2021	17
2408	\$2,700	1/2	\$3.5	761	Jun 2021	30
1811	\$2,500	1/2	\$3.2	773	Jun 2021	5
3511	\$4,000	2/2	\$3.4	1,172	May 2021	13
3107	\$3,300	2/3	\$2.8	1,158	Apr 2021	45
706	\$2,900	2/3	\$2.5	1,158	Apr 2021	41
1503	\$2,750	2/3	\$2.3	1,174	Apr 2021	5
2310	\$3,100	2/3	\$2.6	1,174	Mar 2021	266
907	\$3,300	2/3	\$2.8	1,158	Mar 2021	80
1105	\$2,150	1/2	\$2.8	761	Mar 2021	104
908	\$2,200	1/2	\$2.9	761	Feb 2021	17
3103	\$3,500	2/3	\$3.0	1,174	Feb 2021	50
1002	\$3,000	2/3	\$2.7	1,125	Feb 2021	16
2605	\$2,200	1/2	\$2.9	761	Jan 2021	422
3109	\$2,950	2/3	\$2.5	1,158	Jan 2021	7
2308	\$2,200	1/2	\$2.9	761	Jan 2021	77
1505	\$2,050	1/2	\$2.7	761	Jan 2021	95
901	\$3,200	2/3	\$2.2	1,449	Dec 2020	180
906	\$2,600	2/3	\$2.2	1,158	Dec 2020	157
3208	\$2,250	1/2	\$3.0	761	Nov 2020	20

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH4	\$1,199,000	2/3	\$730.7	1641	Apr 2021	WILLIAM QUI...
801	\$659,000	2/3	\$454.8	1449	Jun 2021	GUISEPPE GA...
2009	\$740,000	2/3	N/A	N/A	Jun 2021	VILLA FRANCO...
2602	\$3,750/mth	2/3	\$3.3	1125	Jun 2021	
3011	\$2,700/mth	1/2	\$3.5	773	Jun 2021	PABLO A ROD...
3101	\$950,000	2/3	\$655.6	1449	Apr 2021	N/A
3101	\$6,500/mth	2/3	\$4.5	1449	May 2021	N/A