

Market Report

March, 2019



The Grand Doubletree

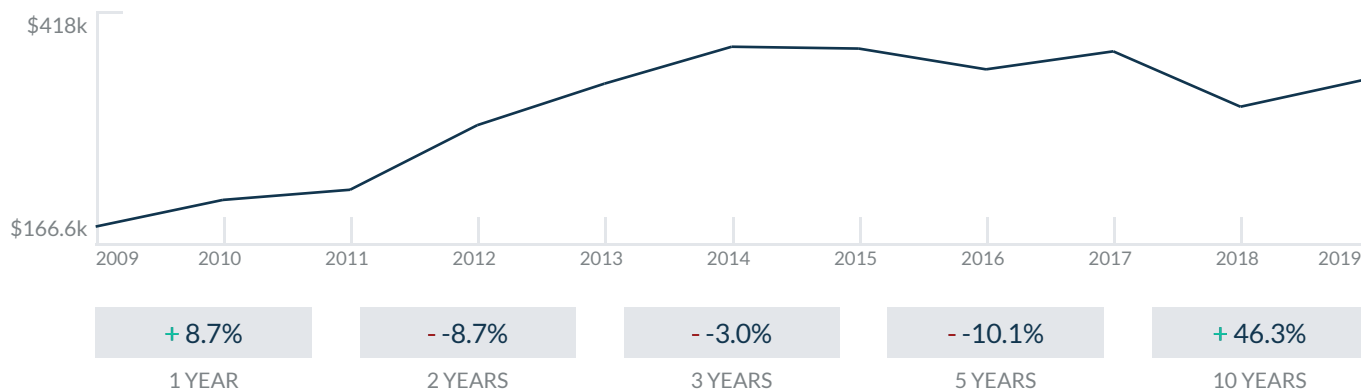
1717 North Bayshore Drive
Miami, FL 33132

Every month we compile this comprehensive market report focus on The Grand Doubletree 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 grandmiamicondosforsale.com.

Property Stats

POSTAL CODE 33132

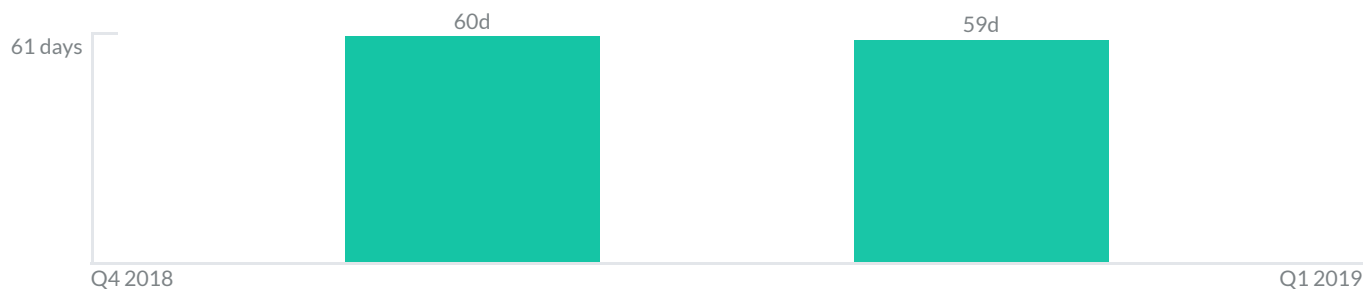
The property stats graph represents the median price evolution since ten years in your postal code area.



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

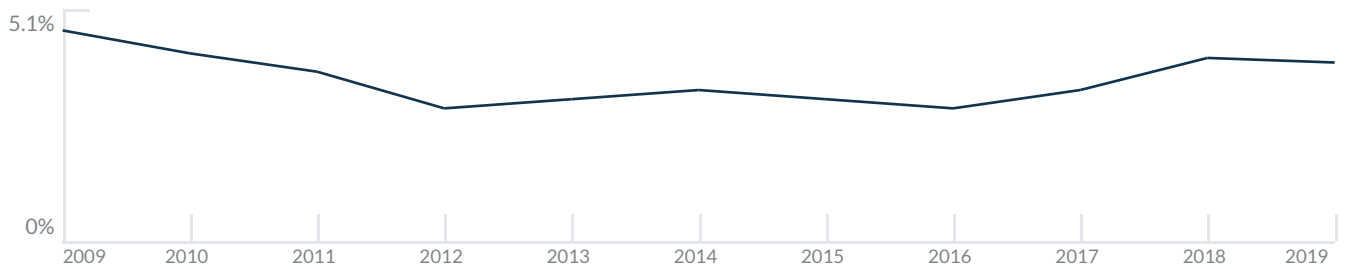
PER YEAR

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
School For Advanced Studies 10/10	Anna Maria De Hostos Youth Leadership Center 1/10	New York School Of The Arts 10/10

Insights

IN THE GRAND DOUBLETREE

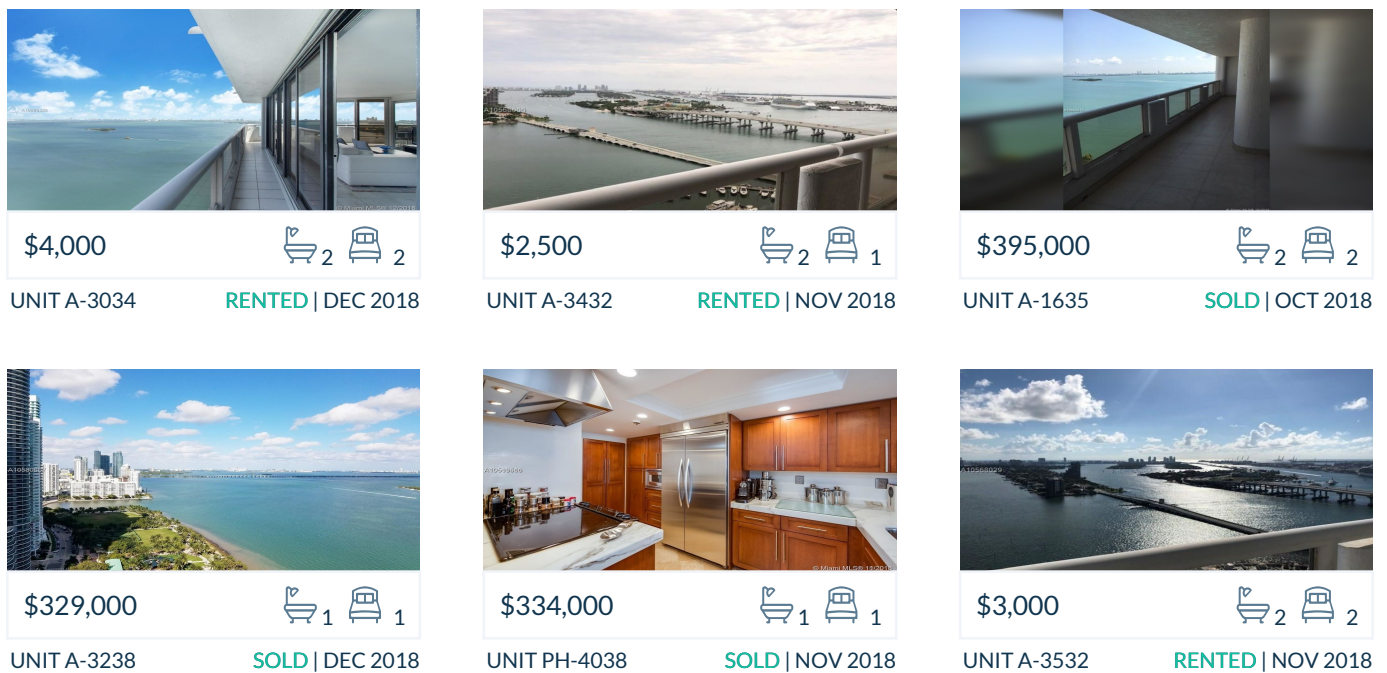
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Grand Doubletree



Sold

LAST 20 PROPERTIES SOLD IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A-1635	\$395,000	2/2	\$269.8	1,464	Feb 2019	96
A-3238	\$329,000	1/1	\$308.6	1,066	Feb 2019	49
PH-4...	\$334,000	1/1	\$313.3	1,066	Feb 2019	33
A-1240	\$470,000	2/2	\$338.1	1,390	Dec 2018	86
A-1049	\$289,000	1/2	\$288.7	1,001	Nov 2018	6
A-3540	\$420,000	2/2	\$302.2	1,390	Oct 2018	107
C-4052	\$325,000	1/1	\$329.9	985	Oct 2018	40
A-2341	\$415,900	2/2	\$278.0	1,496	Aug 2015	113
A-1735	\$425,000	2/2	\$290.3	1,464	Jul 2015	35
A-3639	\$320,000	1/1	\$300.2	1,066	Mar 2015	142
A2453	\$269,000	1/1	\$269.8	997	Dec 2014	97
1746	\$475,000	2/2	\$321.2	1,479	May 2014	89
N/A	\$579,000	2/2	\$387.0	1,496	Apr 2014	61
A-2345	\$299,000	1/1	\$262.7	1,138	Jan 2014	299
A-3045	\$260,000	1/1	\$228.5	1,138	Apr 2013	56
N/A	\$499,999	3/3	\$273.7	1,827	Apr 2013	82
A-2355	\$369,900	2/2	\$245.1	1,509	Feb 2013	20
A-1942	\$249,000	1/1	\$227.6	1,094	May 2012	44
A-1852	\$99,900	1/1	\$101.4	985	Sep 2011	57
A-3137	\$139,999	1/1	\$133.6	1,048	May 2011	335

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A-3034	\$4,000	2/2	\$2.3	1,717	Mar 2019	48
A-3432	\$2,500	1/2	\$1.8	1,382	Feb 2019	113
A-3532	\$3,000	2/2	\$2.2	1,382	Feb 2019	96
A-3753	\$1,300	1/1	\$1.3	997	Jan 2019	42
A-2539	\$2,900	1/1	\$2.7	1,066	Jan 2019	70
A-2438	\$1,900	1/1	\$1.8	1,066	Nov 2018	54
A-1539	\$1,999	1/1	\$1.9	1,066	Nov 2018	26
A-3548	\$3,500	3/2	\$2.2	1,602	Nov 2018	62
A-1044	\$2,050	1/1	\$1.9	1,067	Nov 2018	34
A-3047	\$3,350	3/3	\$1.9	1,739	Nov 2018	64
A-2844	\$1,900	1/1	\$1.8	1,067	Nov 2018	47
1553	\$2,300	1/1	\$2.3	997	Nov 2018	20
A-3157	\$3,200	2/2	\$2.1	1,524	Oct 2018	55
A-3453	\$2,300	1/1	\$2.3	997	Oct 2018	69
A-2636	\$3,500	2/2	\$2.4	1,464	Oct 2018	51
A-2244	\$2,100	1/1	\$2.0	1,067	Aug 2018	13
A-1652	\$1,800	1/1	\$1.8	985	Aug 2018	42
A-1849	\$1,800	1/1	\$1.8	1,001	Aug 2018	17
A-3157	\$3,250	2/2	\$2.1	1,524	Nov 2015	142
A-3152	\$2,800	2/2	\$2.8	985	Oct 2015	87

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
B-4140	\$465,000	2/2	\$334.5	1390	Jul 2018	N/A
A-1840	\$475,000	2/2	\$341.7	1390	Jul 2018	PAUL EDWAR...
A-3137	\$329,000	1/1	\$313.9	1048	Aug 2018	N/A
A-1842	\$280,000	1/1	\$255.9	1094	Aug 2018	N/A
A-2632	\$3,999/mth	2/2	\$2.9	1382	Oct 2018	N/A
A-3854	\$500,000	2/2	\$331.3	1509	Oct 2018	N/A
A-2055	\$4,000/mth	3/2	\$2.7	1509	Oct 2018	N/A
A-1056	\$4,000/mth	3/3	\$2.2	1827	Oct 2018	N/A
A-3035	\$498,000	3/2	\$340.2	1464	Oct 2018	N/A
A-1852	\$2,200/mth	1/1	\$2.2	985	Nov 2018	N/A
A-3750	\$530,000	3/2	\$330.8	1602	Nov 2018	N/A
C-4037	\$370,000	1/1	\$353.1	1048	Nov 2018	N/A
A-3453	\$370,000	1/1	\$371.1	997	Nov 2018	N/A
A-2447	\$670,000	3/3	\$385.3	1739	Nov 2018	N/A
D-3940	\$550,000	2/2	\$395.7	1390	Nov 2018	N/A
A-3646	\$600,000	2/2	\$405.7	1479	Dec 2018	N/A
A-2537	\$355,000	1/1	\$338.7	1048	Dec 2018	N/A
A-3338	\$355,000	1/1	\$333.0	1066	Dec 2018	N/A
A-1931	\$3,150/mth	2/2	\$1.8	1707	Dec 2018	N/A
C-4048	\$605,000	2/2	\$403.3	1500	Dec 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-3253	\$332,000	1/2	\$301.8	1100	Dec 2018	N/A
A-1653	\$2,500/mth	1/1	\$2.5	997	Dec 2018	N/A
D-3940	\$1,800/mth	2/2	\$1.3	1390	Dec 2018	N/A
A-3538	\$339,000	1/1	\$318.0	1066	Dec 2018	N/A
A-3337	\$319,000	1/1	\$304.4	1048	Jan 2019	N/A
A-2945	\$2,500/mth	2/1	\$2.2	1138	Jan 2019	N/A
A-1857	\$475,000	2/2	\$311.7	1524	Jan 2019	N/A
A-4236	\$649,000	2/2	\$443.3	1464	Jan 2019	N/A
A-4246	\$3,750/mth	1/2	\$2.5	1479	Jan 2019	N/A
A-1752	\$445,000	2/2	\$438.9	1014	Jan 2019	N/A
A-3147	\$3,500/mth	3/2	\$2.0	1739	Jan 2019	N/A
N/A	\$3,699/mth	3/3	\$2.0	1840	Jan 2019	N/A
A-1938	\$288,900	1/1	\$271.0	1066	Jan 2019	N/A
A-3350	\$3,300/mth	2/2	\$2.1	1602	Jan 2019	N/A
A-2637	\$298,800	1/1	\$285.1	1048	Feb 2019	N/A
A-2539	\$3,000/mth	1/1	\$2.8	1066	Feb 2019	N/A
A3238	\$2,700/mth	1/1	\$2.5	1066	Feb 2019	N/A
A-3332	\$3,900/mth	2/2	\$2.8	1382	Feb 2019	N/A
A-2237	\$324,900	1/1	\$310.0	1048	Feb 2019	N/A
A-2657	\$3,600/mth	2/2	\$2.4	1524	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-1857	\$2,975/mth	2/2	\$2.0	1524	Feb 2019	N/A
A-1155	\$430,000	3/2	\$285.0	1509	Feb 2019	N/A
A-2636	\$3,700/mth	2/2	\$2.5	1464	Mar 2019	N/A
A-2551	\$629,000	3/2	\$341.8	1840	Mar 2019	N/A
A-3247	\$545,000	2/3	\$313.4	1739	Mar 2019	N/A
2544	\$375,000	1/1	\$351.5	1067	Nov 2018	N/A
2954	\$469,000	2/2	\$310.8	1509	Nov 2018	N/A
3232	\$550,000	2/2	\$406.5	1353	Jan 2019	N/A
3950	\$4,000/mth	3/3	\$2.5	1602	Jan 2019	N/A