



## The Grand Doubletree

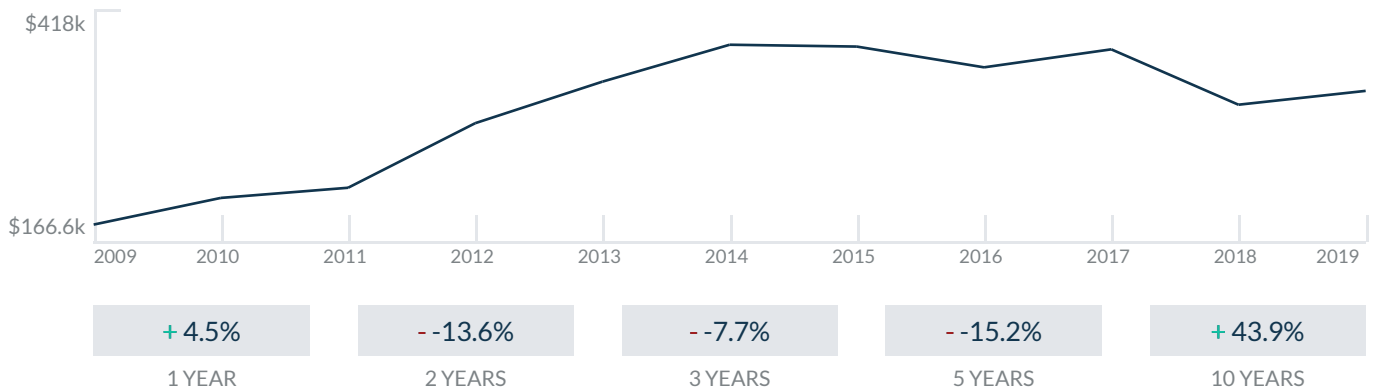
1717 North Bayshore Drive  
Miami, FL 33132

Every month we compile this comprehensive market report focus on The Grand Doubletree in this convenient and easy to read format. Our 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 [grandmiamicondosforsale.com](http://grandmiamicondosforsale.com).

## Property Stats

POSTAL CODE 33132

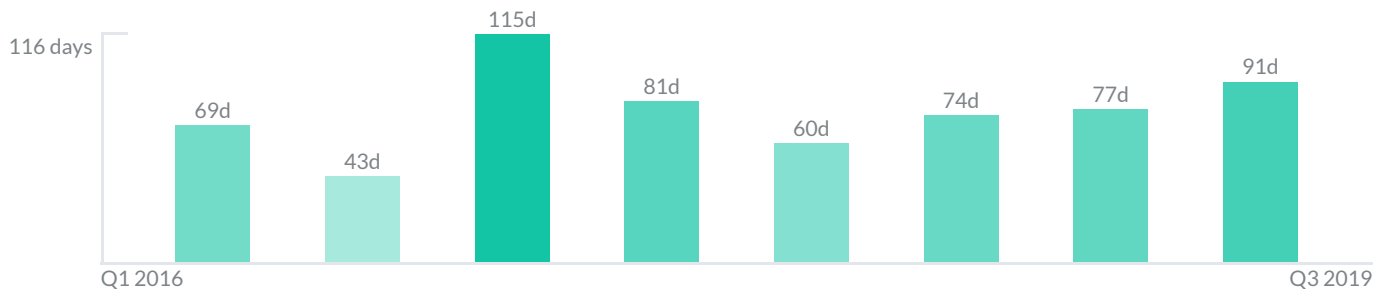
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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©

SCHOOL	RATING
School For Advanced Studies	10/10
Apia Wagner 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

 <p>\$465,500</p> <p>UNIT A-3350</p> <p>2 Bath 2 Bed</p> <p>SOLD   APR 2019</p>	 <p>\$350,000</p> <p>UNIT C-4037</p> <p>1 Bath 1 Bed</p> <p>SOLD   NOV 2018</p>	 <p>\$265,000</p> <p>UNIT A-1652</p> <p>1 Bath 1 Bed</p> <p>SOLD   MAR 2019</p>
 <p>\$319,000</p> <p>UNIT A-3337</p> <p>1 Bath 1 Bed</p> <p>SOLD   JAN 2019</p>	 <p>\$3,200</p> <p>UNIT A-3147</p> <p>2 Bath 3 Bed</p> <p>RENTED   JAN 2019</p>	 <p>\$2,400</p> <p>UNIT A-2945</p> <p>1 Bath 2 Bed</p> <p>RENTED   JAN 2019</p>

## Sold

LAST 20 PROPERTIES SOLD IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A-3350	\$465,500	2/2	\$290.6	1,602	Jul 2019	36
C-4037	\$350,000	1/1	\$334.0	1,048	Jul 2019	186
A-1652	\$265,000	1/1	\$269.0	985	Jul 2019	51
A-3337	\$319,000	1/1	\$304.4	1,048	Jun 2019	127
A-1752	\$445,000	2/2	\$438.9	1,014	May 2019	80
A-3247	\$525,000	2/3	\$301.9	1,739	May 2019	41
A-1938	\$288,900	1/1	\$271.0	1,066	May 2019	30
A-3441	\$450,000	3/2	\$300.8	1,496	Apr 2019	105
A-1952	\$332,000	1/2	\$301.8	1,100	Apr 2019	79
3232	\$550,000	2/2	\$406.5	1,353	Mar 2019	43
A-1155	\$430,000	3/2	\$285.0	1,509	Mar 2019	20
A-3838	\$335,000	1/1	\$314.3	1,066	Mar 2019	192
A-1044	\$239,000	1/1	\$224.0	1,067	Mar 2019	86
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

## Rented

LAST 20 PROPERTIES RENTED IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A-3147	\$3,200	3/2	\$1.8	1,739	Jun 2019	120
A-2945	\$2,400	2/1	\$2.1	1,138	Jun 2019	133
3950	\$4,000	3/3	\$2.5	1,602	May 2019	57
N/A	\$3,199	3/3	\$1.7	1,840	May 2019	19
A-3851	\$3,500	2/3	\$1.9	1,840	May 2019	22
A-1857	\$2,975	2/2	\$2.0	1,524	Apr 2019	24
A-1056	\$4,000	3/3	\$2.2	1,827	Apr 2019	158
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

## Currently Listed

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ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-4240	\$550,000	2/2	\$395.7	1390	Feb 2016	MICHEL THE...
PH40...	\$1,975,000	4/3	\$492.0	4014	Jan 2017	N/A
A-3242	\$349,000	1/1	\$319.0	1094	Sep 2017	N/A
A-3642	\$379,000	1/1	\$346.4	1094	Oct 2017	N/A
A-2450	\$594,900	2/2	\$371.3	1602	Nov 2017	N/A
A-2552	\$378,900	1/1	\$384.7	985	Nov 2017	N/A
A-1645	\$552,900	2/2	\$373.8	1479	Nov 2017	N/A
A1148	\$339,000	1/1	\$295.3	1148	Jan 2018	ISABEL D FER...
A-3050	\$449,000	3/2	\$280.3	1602	Apr 2018	SURESH RIJH...
A-1238	\$424,900	1/1	\$398.6	1066	May 2018	N/A
A-1249	\$424,900	1/1	\$424.5	1001	May 2018	N/A
A-1251	\$574,900	3/3	\$312.4	1840	May 2018	N/A
A-2054	\$624,900	2/2	\$414.1	1509	May 2018	N/A
A-2155	\$564,900	3/2	\$374.4	1509	May 2018	N/A
A-2731	\$689,900	2/2	\$404.2	1707	May 2018	N/A
A-2841	\$589,900	3/2	\$394.3	1496	May 2018	N/A
A-3154	\$594,900	2/2	\$394.2	1509	May 2018	N/A
A-1840	\$475,000	2/2	\$341.7	1390	Jul 2018	PAUL EDWAR...
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

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-2537	\$330,000	1/1	\$314.9	1048	Dec 2018	N/A
A-3338	\$330,000	1/1	\$309.6	1066	Dec 2018	N/A
D-3940	\$1,800/mth	2/2	\$1.3	1390	Dec 2018	N/A
A-2637	\$288,800	1/1	\$275.6	1048	Feb 2019	N/A
A-2953	\$325,000	1/1	\$326.0	997	Mar 2019	N/A
A3238	\$2,600/mth	1/1	\$2.4	1066	Feb 2019	N/A
A-3332	\$3,450/mth	2/2	\$2.5	1382	Feb 2019	N/A
A-2237	\$299,000	1/1	\$285.3	1048	Feb 2019	N/A
A-2636	\$3,500/mth	2/2	\$2.4	1464	Mar 2019	N/A
A-2049	\$2,300/mth	1/1	\$2.3	1001	Apr 2019	N/A
A-2850	\$515,000	3/2	\$321.5	1602	Mar 2019	N/A
A-2851	\$622,000	3/3	\$338.0	1840	Mar 2019	N/A
A-3750	\$490,000	3/2	\$305.9	1602	Mar 2019	N/A
A-2438	\$1,900/mth	1/1	\$1.8	1066	Mar 2019	N/A
A-3753	\$2,600/mth	1/1	\$2.6	997	Apr 2019	N/A
A-3255	\$3,200/mth	2/2	\$2.1	1509	Apr 2019	N/A
A-3545	\$1,350,000	2/2	\$456.4	2958	Apr 2019	N/A
A-1250	\$445,000	1/1	\$407.9	1091	Apr 2019	N/A
A-3848	\$639,000	2/2	\$398.9	1602	Apr 2019	N/A
A-2438	\$305,000	1/1	\$286.1	1066	Apr 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-1939	\$299,000	1/1	\$280.5	1066	Apr 2019	N/A
A3238	\$359,000	1/1	\$336.8	1066	May 2019	N/A
A-1153	\$265,000	1/1	\$265.8	997	May 2019	N/A
A-2335	\$497,000	2/2	\$339.5	1464	May 2019	N/A
A-2248	\$340,000	1/1	\$296.2	1148	May 2019	N/A
A-1956	\$568,600	4/3	\$311.2	1827	May 2019	N/A
A-1042	\$269,000	1/1	\$245.9	1094	May 2019	N/A
A-2741	\$499,900	2/2	\$334.2	1496	May 2019	N/A
A-3451	\$675,000	3/3	\$366.8	1840	May 2019	N/A
A-3235	\$459,000	2/2	\$313.5	1464	May 2019	N/A
A-3646	\$550,000	2/2	\$371.9	1479	May 2019	N/A
A-2457	\$480,000	3/3	\$315.0	1524	May 2019	N/A
A-2248	\$2,500/mth	1/1	\$2.2	1148	May 2019	N/A
A-3854	\$568,000	2/2	\$376.4	1509	May 2019	N/A
A-2351	\$600,000	3/3	\$326.1	1840	May 2019	N/A
A3550	\$525,000	2/2	\$327.7	1602	May 2019	N/A
A-3235	\$3,400/mth	2/2	\$2.3	1464	May 2019	N/A
A-1953	\$289,000	1/1	\$289.9	997	Jun 2019	N/A
N/A	\$3,000/mth	1/1	N/A	N/A	May 2019	N/A
A-1953	\$2,200/mth	1/1	\$2.2	997	Jun 2019	N/A



## Currently Listed

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ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-2632	\$3,950/mth	2/2	\$2.9	1382	Jun 2019	N/A
A-3757	\$574,900	2/2	\$377.2	1524	Jun 2019	N/A
A-3239	\$299,000	1/1	\$280.5	1066	Jun 2019	N/A
A-1634	\$5,200/mth	2/2	\$3.0	1717	Jun 2019	N/A
A-1545	\$327,500	1/1	\$287.8	1138	Jun 2019	N/A
A-1439	\$2,250/mth	1/1	\$2.1	1066	Jun 2019	N/A
A-1145	\$2,400/mth	1/1	\$2.1	1138	Jun 2019	N/A
A-1649	\$2,500/mth	1/1	\$2.5	1001	Jul 2019	N/A
C-4032	\$2,799/mth	2/2	N/A	N/A	Jul 2019	N/A
A-4231	\$800,000	1/1	\$468.7	1707	Jul 2019	N/A
A-2056	\$670,000	3/3	\$366.7	1827	Jul 2019	N/A
A-3252	\$295,000	1/1	\$299.5	985	Jul 2019	N/A
A-3556	\$595,000	4/3	\$325.7	1827	Jul 2019	N/A
B-4151	\$595,000	4/3	\$323.4	1840	Jul 2019	N/A
A-4255	\$1,995,000	4/4	\$661.0	3018	Jul 2019	N/A
A-2556	\$679,000	3/3	\$371.6	1827	Jul 2019	N/A
A-2351	\$3,200/mth	3/3	\$1.7	1840	Jul 2019	N/A
A-1649	\$369,000	1/1	\$367.5	1004	Jul 2019	N/A
A-3650	\$495,000	3/2	\$309.0	1602	Jul 2019	N/A
A-3241	\$445,000	3/2	\$297.5	1496	Jul 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-2341	\$435,000	3/2	\$290.8	1496	Jul 2019	N/A
A-1637	\$399,000	2/2	\$380.7	1048	Jul 2019	N/A
A-1734	\$3,200/mth	2/2	\$1.9	1717	Jul 2019	N/A
3135	\$485,000	2/2	\$331.3	1464	Mar 2019	N/A