

# Market Report

April, 2020



## The Grand Doubletree

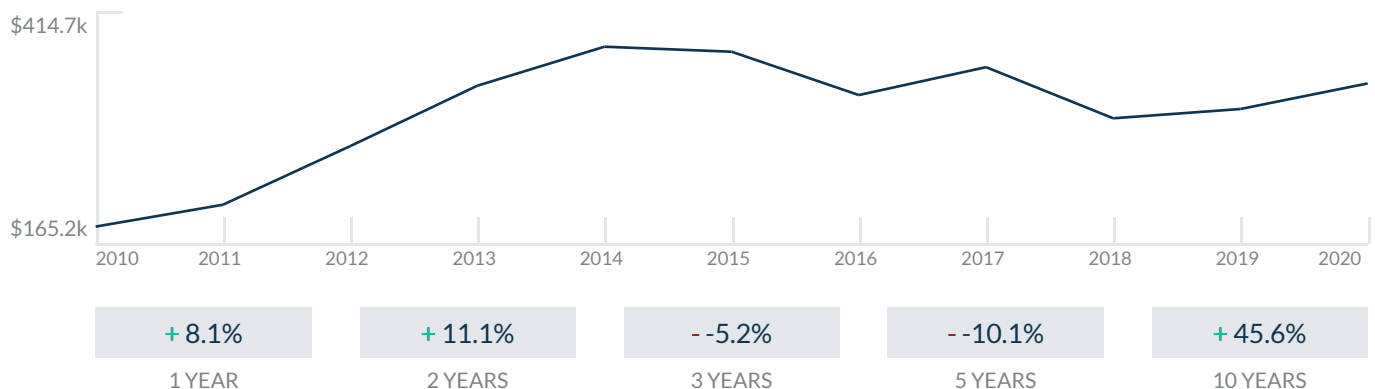
1717 North Bayshore Drive  
Miami, FL 33132

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](http://grandmiamicondosforsale.com).

### Property Stats

POSTAL CODE 33132

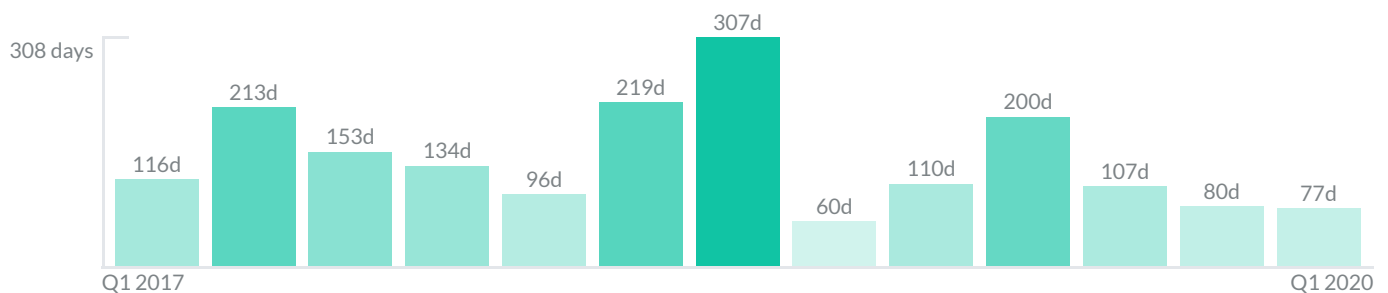
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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!

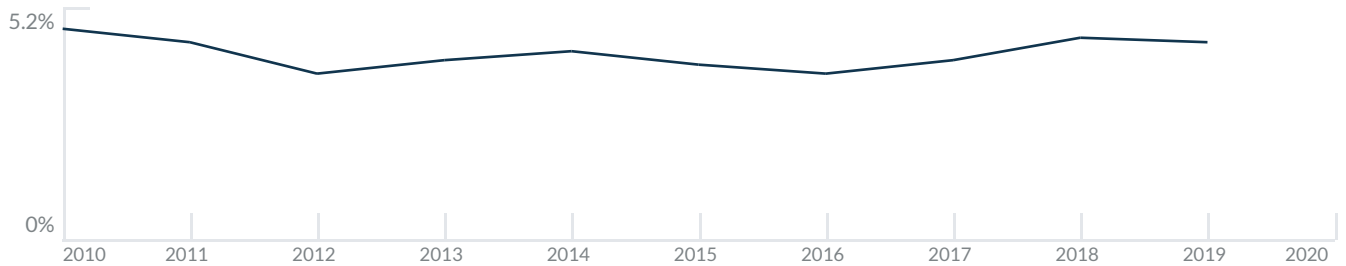


# Mortgage Rates

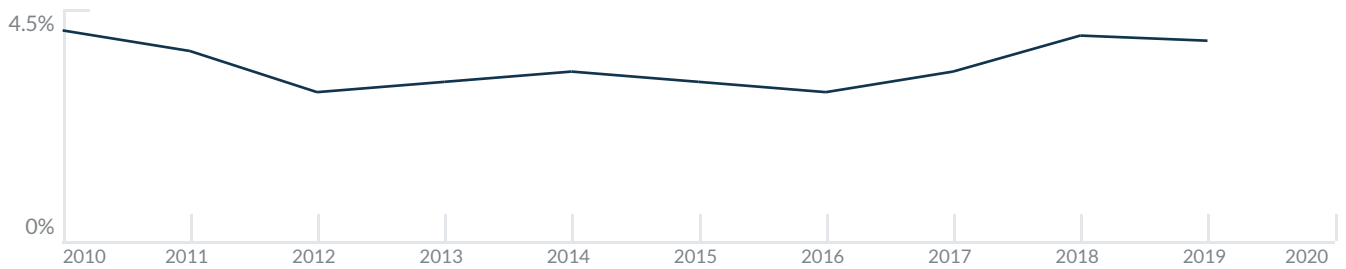
PER YEAR

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©

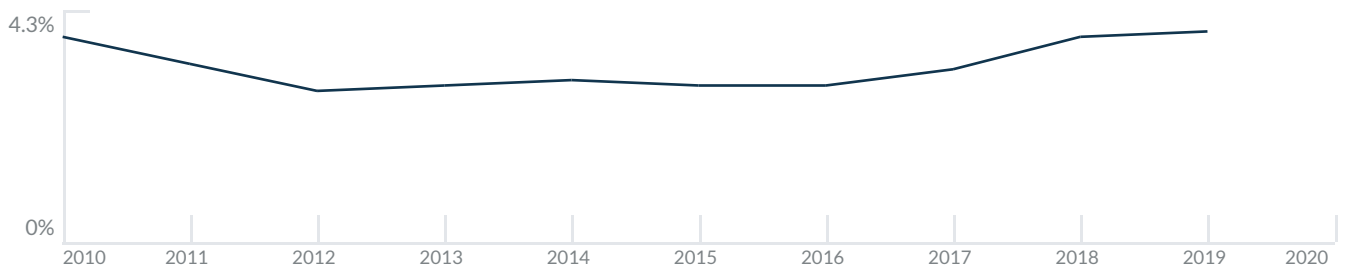
30 YEARS FIXED 4.4%



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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies	Anna Maria De Hostos Youth Leadership Center	New York School Of The Arts
10/10	1/10	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><b>\$399,000</b></p> <p>UNIT A-3340</p> <p><b>SOLD</b>   MAR 2020</p> <p>2 Bath 2 Bed</p>	 <p><b>\$2,350</b></p> <p>UNIT A-1439</p> <p><b>RENTED</b>   MAR 2020</p> <p>2 Bath 1 Bed</p>	 <p><b>\$2,250</b></p> <p>UNIT A-1553</p> <p><b>RENTED</b>   FEB 2020</p> <p>2 Bath 1 Bed</p>
 <p><b>\$2,500</b></p> <p>UNIT A-2639</p> <p><b>RENTED</b>   FEB 2020</p> <p>2 Bath 1 Bed</p>	 <p><b>\$555,000</b></p> <p>UNIT A-2334</p> <p><b>SOLD</b>   FEB 2020</p> <p>2 Bath 2 Bed</p>	 <p><b>\$449,000</b></p> <p>UNIT A-1957</p> <p><b>SOLD</b>   FEB 2020</p> <p>3 Bath 2 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A-3340	\$399,000	2/2	\$287.1	1,390	Mar 2020	132
A-2334	\$555,000	2/2	\$323.2	1,717	Jan 2020	13
A-1957	\$449,000	2/3	\$294.6	1,524	Jan 2020	142
A-2139	\$279,000	1/2	\$261.7	1,066	Jan 2020	20
A-2237	\$299,000	1/2	\$285.3	1,048	Dec 2019	257
A-2942	\$269,900	1/2	\$246.7	1,094	Dec 2019	38
A-2833	\$498,500	2/2	\$356.6	1,398	Dec 2019	33
A-2056	\$650,000	3/3	\$355.8	1,827	Nov 2019	106
A-1637	\$399,000	1/2	\$380.7	1,048	Nov 2019	70
A-2738	\$300,000	1/2	\$281.4	1,066	Oct 2019	24
A-3252	\$295,000	1/2	\$299.5	985	Oct 2019	35
3854	\$589,900	2/2	N/A	N/A	Sep 2019	36
A-3444	\$269,000	1/2	\$252.1	1,067	Sep 2019	41
A-1842	\$280,000	1/2	\$255.9	1,094	Sep 2019	287
A-3750	\$480,000	2/2	\$299.6	1,602	Sep 2019	151
A-2954	\$359,900	2/2	\$238.5	1,509	Aug 2019	71
A-1042	\$269,000	1/2	\$245.9	1,094	Jul 2019	53
A-2850	\$515,000	3/2	\$321.5	1,602	Jul 2019	132
A-2851	\$622,000	3/3	\$338.0	1,840	Jul 2019	132
A-3350	\$465,500	2/2	\$290.6	1,602	Jul 2019	36

## Rented

LAST 20 PROPERTIES RENTED IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A-1439	\$2,350	1/2	\$2.2	1,066	Mar 2020	23
A-1553	\$2,250	1/2	\$2.3	997	Feb 2020	103
A-2639	\$2,500	1/2	\$2.3	1,066	Feb 2020	63
A-1137	\$2,150	1/2	\$2.1	1,048	Dec 2019	77
A-2351	\$3,200	3/3	\$1.7	1,840	Nov 2019	126
A-2632	\$3,950	2/2	\$2.9	1,382	Nov 2019	168
A-1634	\$4,700	2/2	\$2.7	1,717	Nov 2019	147
A-1649	\$2,050	1/2	\$2.0	1,001	Nov 2019	123
A-2049	\$2,200	1/2	\$2.2	1,001	Oct 2019	199
2542	\$2,000	1/2	\$1.8	1,094	Oct 2019	40
A-1145	\$2,400	1/2	\$2.1	1,138	Oct 2019	97
A-2453	\$3,000	1/2	\$3.0	997	Oct 2019	48
A-1953	\$2,200	1/2	\$2.2	997	Sep 2019	75
A-2831	\$3,400	2/2	\$2.0	1,707	Sep 2019	32
A-2636	\$3,500	2/2	\$2.4	1,464	Aug 2019	164
A3238	\$2,600	1/2	\$2.4	1,066	Aug 2019	162
A-3338	\$2,250	1/2	\$2.1	1,066	Aug 2019	9
A-1852	\$2,000	1/2	\$2.0	985	Jul 2019	33
A-2535	\$3,500	2/2	\$2.4	1,464	Jul 2019	95
A-2657	\$3,100	2/3	\$2.0	1,524	Jul 2019	130

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-3137	\$329,000	1/2	\$313.9	1048	Feb 2020	
A-2537	\$330,000	1/2	\$314.9	1048	Mar 2020	F CESAR DI GI...
A-3338	\$330,000	1/2	\$309.6	1066	Mar 2020	F CESAR DI GI...
A-2953	\$269,000	1/2	\$269.8	997	Feb 2020	JUSTIN N DIC...
A-3332	\$3,450/mth	2/2	\$2.5	1382	Feb 2020	
A-3753	\$2,600/mth	1/2	\$2.6	997	Feb 2020	MARCO SCOL...
A3238	\$359,000	1/2	\$336.8	1066	Feb 2020	N/A
A-1153	\$259,000	1/2	\$259.8	997	Feb 2020	EQUIWORLD...
A-2335	\$479,000	2/2	\$327.2	1464	Feb 2020	
A-2248	\$335,000	1/2	\$291.8	1148	Feb 2020	IVAN GANCE...
A-3646	\$550,000	2/2	\$371.9	1479	Feb 2020	
A-2457	\$480,000	3/4	\$315.0	1524	Feb 2020	WADI DUMIT
A-2248	\$2,500/mth	1/2	\$2.2	1148	Feb 2020	IVAN GANCE...
A-2351	\$475,000	3/3	\$258.2	1840	Feb 2020	JAMES KUHN
A-1953	\$289,000	1/2	\$289.9	997	Feb 2020	BOZHENA M...
A-1545	\$325,000	1/2	\$285.6	1138	Feb 2020	JAMES MAJE...
A-4255	\$1,995,000	4/4	\$661.0	3018	Feb 2020	MARCO A VA...
A-3545	\$1,000,000	2/3	\$338.1	2958	Feb 2020	
A-2546	\$425,000	1/2	\$373.5	1138	Feb 2020	N/A
PH-4...	\$419,900	1/2	\$393.9	1066	Feb 2020	RAIMUNDO...

## Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-1636	\$470,000	2/2	N/A	N/A	Feb 2020	TAYFUN MEH...
A-2850	\$469,000	3/2	\$292.8	1602	Feb 2020	ALEJANDRA S...
A-1553	\$289,500	1/2	\$290.4	997	Mar 2020	ALEJANDRA S...
A-2639	\$349,000	1/2	N/A	N/A	Feb 2020	OLYMPINVES...
A-3440	\$529,900	2/2	\$381.2	1390	Feb 2020	JOSE FERNAN...
A-3451	\$649,900	3/2	\$353.2	1840	Feb 2020	MIREYA CHA...
A-1554	\$663,000	2/2	\$439.4	1509	Feb 2020	JAMES RYBAS...
A-3239	\$299,900	1/2	\$281.3	1066	Feb 2020	BETSY LA CH...
A-2832	\$524,900	2/2	\$379.8	1382	Dec 2019	RICARDO P F...
A-2447	\$670,000	3/3	N/A	N/A	Feb 2020	ANDREW DIN...
A-1651	\$599,000	3/3	\$325.5	1840	Feb 2020	
A-1239	\$275,000	1/2	\$258.0	1066	Feb 2020	MARIELEE PE...
A-3146	\$475,000	2/2	\$321.2	1479	Feb 2020	PAOLO SCAR...
A-3050	\$499,000	3/2	N/A	N/A	Feb 2020	SURESH RIJH...
N/A	\$235,000	0/0	N/A	N/A	Mar 2020	PIERRE HEAFEY
A-1652	\$399,000	2/2	\$405.1	985	Feb 2020	
A-1848	\$2,600/mth	1/2	\$2.3	1148	Feb 2020	ERIC REYNOL...
A-1736	\$3,900/mth	3/2	\$2.7	1464	Mar 2020	STACEY GRA...
A-1848	\$329,900	1/2	\$287.4	1148	Feb 2020	ERIC REYNOL...
A-3038	\$2,300/mth	1/2	N/A	N/A	Feb 2020	PATRICK W K...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-1034	\$649,900	2/2	\$378.5	1717	Feb 2020	
A-2647	\$650,000	3/3	\$373.8	1739	Feb 2020	
A-3642	\$3,200/mth	1/2	\$2.9	1094	Feb 2020	JOHN RAS-AN...
C-4055	\$9,975/mth	5/5	\$2.5	4014	Mar 2020	RAJKO DJEKA...
A-3740	\$3,495/mth	2/2	\$2.5	1390	Mar 2020	3740 GRAND...
A-2049	\$2,200/mth	1/2	\$2.2	1001	Feb 2020	ROSE CANAL
A-3157	\$575,000	2/3	\$377.3	1524	Feb 2020	N/A
A-3853	\$2,300/mth	1/2	\$2.3	997	Feb 2020	G&D Ass...
A-3534	\$649,000	2/2	\$378.0	1717	Mar 2020	THOMAS T KR...
A-1948	\$2,200/mth	1/2	\$1.9	1148	Mar 2020	RAFAEL FALC...
2539	\$1,100	1/1	\$1.0	1066	Feb 2020	DARIO JESUS...
2657	\$3,600/mth	2/3	\$2.4	1524	Feb 2020	ELODINVEST...
3852	\$2,400/mth	1/2	\$2.4	1000	Mar 2020	REFERENCE O...