

# Market Report

February, 2021



## The Grand Doubletree

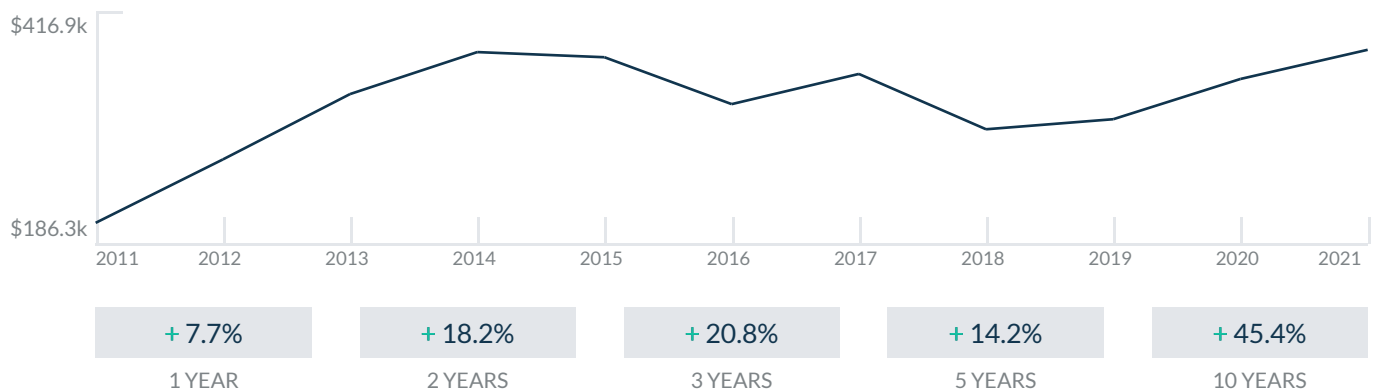
1717 North Bayshore Drive  
Miami, FL 33132

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

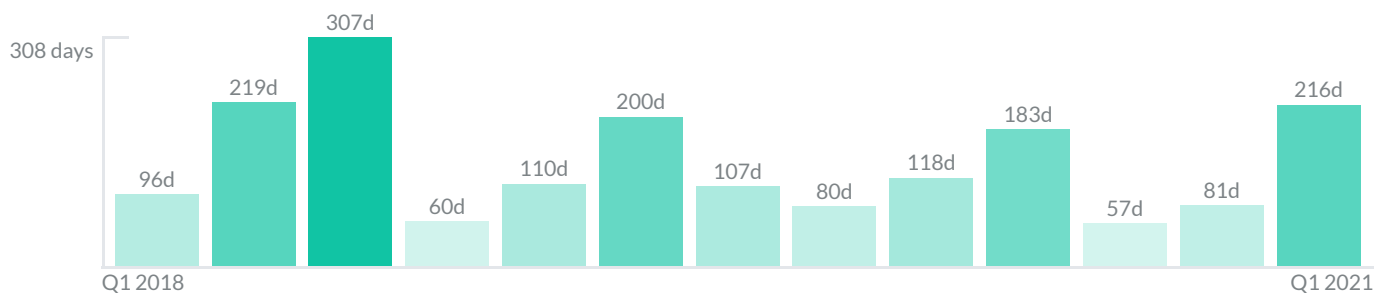
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

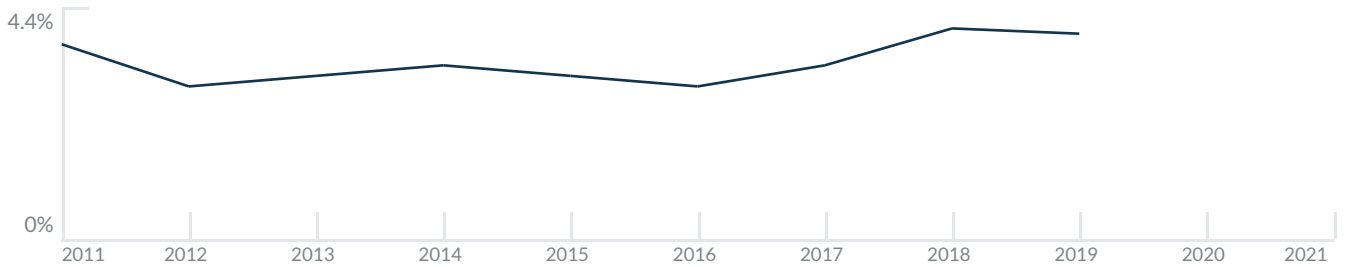
PER YEAR

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

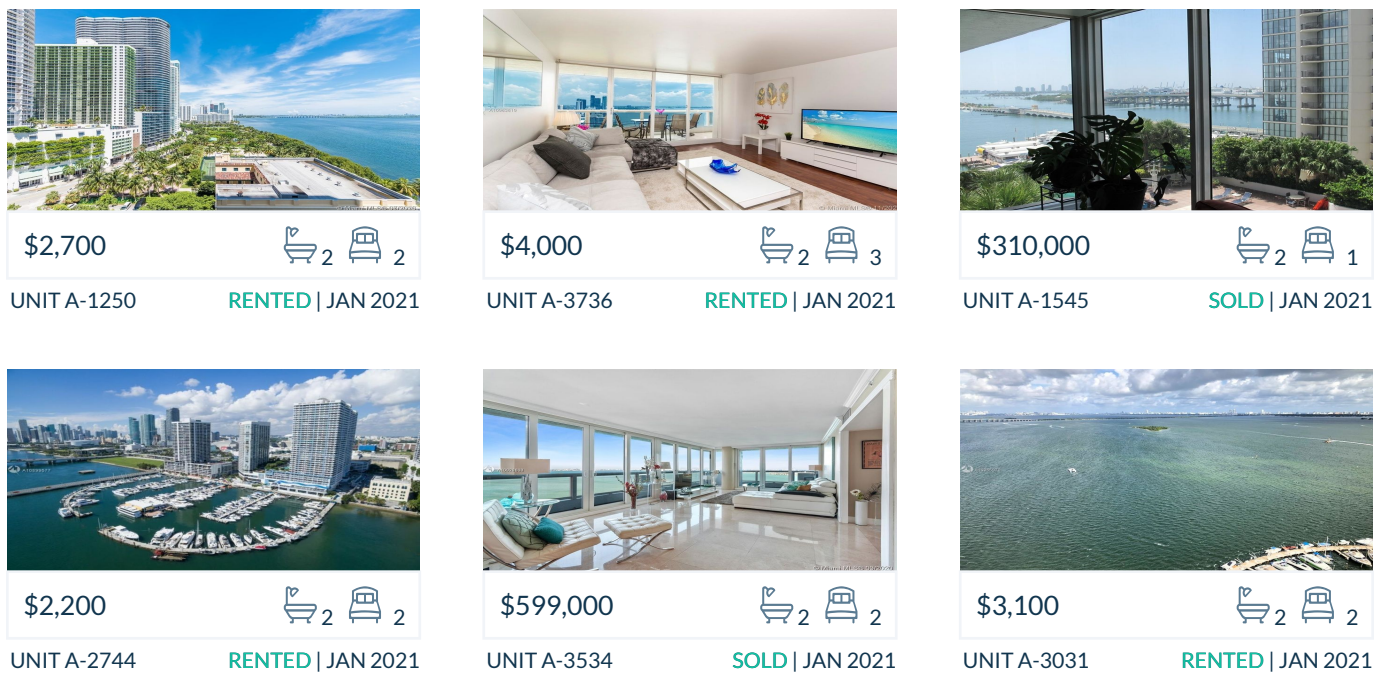
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A-1545	\$310,000	1/2	\$272.4	1,138	Jan 2021	548
A-3534	\$599,000	2/2	\$348.9	1,717	Jan 2021	59
A-2752	\$299,000	1/2	\$303.6	985	Jan 2021	209
A-1939	\$275,000	1/2	\$258.0	1,066	Jan 2021	48
A-2848	\$420,000	3/2	\$262.2	1,602	Dec 2020	67
A-3736	\$445,900	3/2	\$304.6	1,464	Nov 2020	52
A-3239	\$279,900	1/2	\$262.6	1,066	Nov 2020	111
A-1845	\$460,000	3/2	\$311.0	1,479	Nov 2020	93
A-2335	\$380,000	2/2	\$259.6	1,464	Aug 2020	55
A-3031	\$499,000	2/2	\$292.3	1,707	Aug 2020	19
PHC-...	\$365,000	1/2	\$342.4	1,066	Jul 2020	62
A-1847	\$639,000	3/3	\$367.5	1,739	Jul 2020	77
A-3352	\$264,900	1/2	\$268.9	985	Jul 2020	71
N/A	\$195,000	0/0	N/A	N/A	Jun 2020	137
A-2457	\$480,000	3/4	\$315.0	1,524	Apr 2020	326
A-1239	\$275,000	1/2	\$258.0	1,066	Apr 2020	85
A-1652	\$399,000	2/2	\$405.1	985	Mar 2020	47
A-2953	\$269,000	1/2	\$269.8	997	Mar 2020	354
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

## Rented

LAST 20 PROPERTIES RENTED IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A-1250	\$2,700	2/2	\$2.5	1,091	Jan 2021	182
A-3736	\$4,000	3/2	\$2.7	1,464	Jan 2021	37
A-2744	\$2,200	2/2	\$2.1	1,067	Jan 2021	136
A-3031	\$3,100	2/2	\$1.8	1,707	Jan 2021	58
A-1453	\$1,800	1/2	N/A	N/A	Jan 2021	29
2736	\$2,700	2/2	\$1.8	1,464	Jan 2021	207
A-1253	\$2,300	1/2	\$2.3	997	Jan 2021	137
A-3548	\$3,200	3/2	\$2.0	1,602	Dec 2020	18
3538	\$2,200	1/2	N/A	N/A	Dec 2020	82
A-3147	\$2,900	3/3	\$1.7	1,739	Dec 2020	125
A-2831	\$3,100	2/2	\$1.8	1,707	Dec 2020	160
A-1241	\$3,500	3/2	\$2.3	1,496	Dec 2020	155
A-3340	\$2,600	2/2	\$1.9	1,390	Dec 2020	34
B-4155	\$2,900	2/2	\$1.9	1,509	Dec 2020	155
A-1449	\$2,000	1/1	\$2.0	1,001	Dec 2020	151
A-1057	\$2,200	1/2	\$2.2	997	Dec 2020	21
A-3144	\$1,950	1/2	\$1.8	1,067	Dec 2020	158
A-2557	\$3,900	2/3	\$2.6	1,524	Dec 2020	263
a-1554	\$3,500	3/2	\$2.3	1,509	Dec 2020	110
A-2737	\$2,000	1/2	\$1.9	1,048	Dec 2020	27

## Currently Listed

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ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-3545	\$990,900	2/3	\$670.0	1479	Dec 2020	
A-1636	\$475,000	2/2	\$324.5	1464	Dec 2020	TAYFUN MEH...
A-1553	\$289,500	1/2	\$290.4	997	Nov 2020	ALEJANDRA S...
A-2639	\$349,000	1/2	\$327.4	1066	Jan 2021	OLYMPINVES...
A-3146	\$475,000	2/2	\$321.2	1479	Jan 2021	PAOLO SCAR...
A-1848	\$329,900	1/2	\$287.4	1148	Jan 2021	ERIC REYNOL...
A-1034	\$569,000	2/2	\$331.4	1717	Jan 2021	
A-2647	\$595,000	3/3	\$342.2	1739	Nov 2020	
A-3157	\$495,000	2/3	\$324.8	1524	Jan 2021	N/A
A-1947	\$675,000	3/3	\$388.2	1739	Nov 2020	HECTOR DAP...
a-1742	\$3,800/mth	1/2	\$3.5	1094	Jan 2021	FRANK DAVI...
A-2854	\$2,850/mth	2/2	\$1.9	1509	Nov 2020	MAURO WEIS...
A-3041	\$499,000	2/2	\$333.6	1496	Nov 2020	CHRISTOPHE...
A-3135	\$4,000/mth	2/2	\$2.7	1464	Jan 2021	CRISTINA BAL...
A-3737	\$325,000	1/2	\$310.1	1048	Dec 2020	ALEJANDRO J...
A-1953	\$289,000	1/2	\$289.9	997	Oct 2020	BOZHENA M...
A-2850	\$545,000	3/2	\$340.2	1602	Nov 2020	ALEJANDRA S...
A-1132	\$3,200/mth	2/2	\$2.3	1382	Jan 2021	
A-2354	\$475,000	2/2	\$314.8	1509	Nov 2020	SHARON DRE...
A-2556	\$480,000	3/3	\$262.7	1827	Jan 2021	JULIAN LINAR...

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-1454	\$475,000	2/2	\$314.8	1509	Nov 2020	
a-1248	\$3,800/mth	1/2	\$3.3	1148	Jan 2021	YURI GORBA...
A-2741	\$448,900	3/2	\$300.1	1496	Nov 2020	
a-1056	\$6,500/mth	4/3	\$3.6	1827	Jan 2021	ROGER JESQ...
a-1745	\$5,500/mth	3/2	\$3.7	1479	Jan 2021	RICARDO ANI...
a-1752	\$4,800/mth	2/2	\$4.0	1200	Jan 2021	REGINA D RA...
a-1856	\$6,500/mth	4/3	\$3.6	1827	Jan 2021	N/A
a-2056	\$6,500/mth	4/3	\$3.6	1827	Jan 2021	MAHMOUD A...
A-3738	\$2,800/mth	1/2	\$2.6	1066	Jan 2021	IBIS ESTRADA...
a-3048	\$5,800/mth	3/2	\$3.6	1602	Jan 2021	N/A
A-2440	\$449,000	2/2	\$323.0	1390	Nov 2020	MARY E WAG...
a-3350	\$5,800/mth	3/2	\$3.6	1602	Jan 2021	HECTOR J GA...
a-2754	\$5,000/mth	2/2	\$3.3	1509	Jan 2021	EDUARDO R B...
A3238	\$2,400/mth	1/2	\$2.3	1066	Nov 2020	N/A
A-1241	\$499,000	3/2	\$333.6	1496	Jan 2021	IBRAHIM LLO...
A-1556	\$4,400/mth	3/3	\$2.4	1827	Jan 2021	N/A
a-1740	\$5,000/mth	2/2	\$3.6	1390	Jan 2021	LARA GEORGE
A-3153	\$2,550/mth	1/2	\$2.6	997	Jan 2021	NORMA M GU...
A-2842	\$279,000	1/2	\$255.0	1094	Nov 2020	JOHN A VAN...
B-4155	\$549,000	2/2	\$363.8	1509	Nov 2020	MILAN 1214 L...

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A3238	\$330,000	1/2	\$309.6	1066	Nov 2020	N/A
A-2448	\$564,000	2/2	\$352.1	1602	Jan 2021	N/A
PH C-...	\$3,100/mth	2/2	\$2.2	1390	Nov 2020	GUNNAR LEO...
A-2651	\$575,000	2/3	\$312.5	1840	Jan 2021	MICHAEL J BE...
A-3841	\$399,000	2/2	\$266.7	1496	Dec 2020	MAURO TOSTI
A-2652	\$2,200/mth	1/2	\$2.2	985	Jan 2021	MERVIN MAR...
B-4138	\$369,000	1/2	\$346.2	1066	Jan 2021	RAIMUNDO...
A-2341	\$468,500	3/2	\$313.2	1496	Jan 2021	
A-3340	\$450,000	2/2	\$323.7	1390	Jan 2021	ESTER DONA...
A-3241	\$479,500	3/2	\$320.5	1496	Jan 2021	MARCO VALE...
A-3650	\$544,500	3/2	\$339.9	1602	Nov 2020	
A-3157	\$3,000/mth	2/3	\$2.0	1524	Nov 2020	N/A
A-1556	\$599,000	3/3	\$327.9	1827	Jan 2021	N/A
A-3338	\$325,000	1/2	\$304.9	1066	Jan 2021	F CESAR DI GI...
A-3247	\$659,000	4/3	\$379.0	1739	Nov 2020	LINDA SILVER...
A-1240	\$499,000	2/2	\$359.0	1390	Jan 2021	N/A
A-2632	\$3,950/mth	2/2	\$2.9	1382	Nov 2020	LLC HIGHLAN...
A-3148	\$520,000	2/2	\$324.6	1602	Nov 2020	TULIO M ROD...
A-1842	\$2,400/mth	1/2	\$2.2	1094	Dec 2020	GERALDO AR...
A-3542	\$2,150/mth	1/2	\$2.0	1094	Nov 2020	ALBERT WILK



## Currently Listed

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ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-1856	\$565,000	3/3	\$309.3	1827	Nov 2020	N/A
A-1652	\$4,000/mth	2/2	\$4.1	985	Jan 2021	
A-4236	\$575,000	2/2	\$392.8	1464	Dec 2020	DOMINCA C...
A-2942	\$3,500/mth	1/2	\$3.2	1094	Jan 2021	ROSARIO CO...
A-1554	\$564,000	2/2	\$373.8	1509	Dec 2020	JAMES RYBAS...
A-1954	\$2,800/mth	2/2	\$1.9	1509	Dec 2020	ROBERT OLIV...
A-2341	\$4,800/mth	2/2	\$3.2	1496	Dec 2020	
A-3241	\$4,800/mth	3/2	\$3.2	1496	Dec 2020	MARCO VALE...
A-3650	\$4,800/mth	2/2	\$3.0	1602	Dec 2020	
A-3556	\$5,200/mth	3/3	\$2.8	1827	Dec 2020	MARCO A VA...
B-4151	\$5,200/mth	3/3	\$2.8	1840	Dec 2020	MARCO VALE...
A-3451	\$595,000	3/2	\$323.4	1840	Dec 2020	MIREYA CHA...
A-1651	\$515,000	3/3	\$279.9	1840	Jan 2021	
A-1647	\$500,000	3/3	\$287.5	1739	Jan 2021	JAIME JIMEN...
C-4033	\$579,000	2/2	\$414.2	1398	Jan 2021	MOHAMED A...
A-2640	\$490,000	2/2	\$352.5	1390	Jan 2021	N/A
A-2044	\$350,000	2/2	\$328.0	1067	Jan 2021	FLORENCE BE...
A-3853	\$2,580/mth	1/2	\$2.6	997	Jan 2021	G&D Ass...
A3539	\$2,300/mth	1/2	\$2.2	1066	Jan 2021	EMANUELA M...
A-1953	\$1,999/mth	1/2	\$2.0	997	Jan 2021	BOZHENA M...

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A3744	\$2,200/mth	1/2	\$2.1	1067	Jan 2021	GIOVANNI C...
A1650	\$2,500/mth	1/2	\$2.3	1091	Jan 2021	SAAM ZANGE...
A3636	\$3,250/mth	3/3	\$2.2	1464	Jan 2021	N/A
A-2447	\$650,000	3/3	\$373.8	1739	Jan 2021	ANDREW DIN...
A3248	\$517,000	2/2	\$322.7	1602	Jan 2021	I MONTI COU...
A3846	\$475,000	2/2	\$321.2	1479	Jan 2021	DORIS O STEE...
A-1153	\$1,700/mth	1/2	\$1.7	997	Jan 2021	EQUIWORLD...
A2847	\$599,000	3/3	\$344.5	1739	Jan 2021	MALAK INC C...
2955	\$499,000	2/2	\$330.7	1509	Nov 2020	TULIO M ROD...