

Market Report

August, 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](https://www.grandmiamicondosforsale.com).

Property Stats

POSTAL CODE 33132

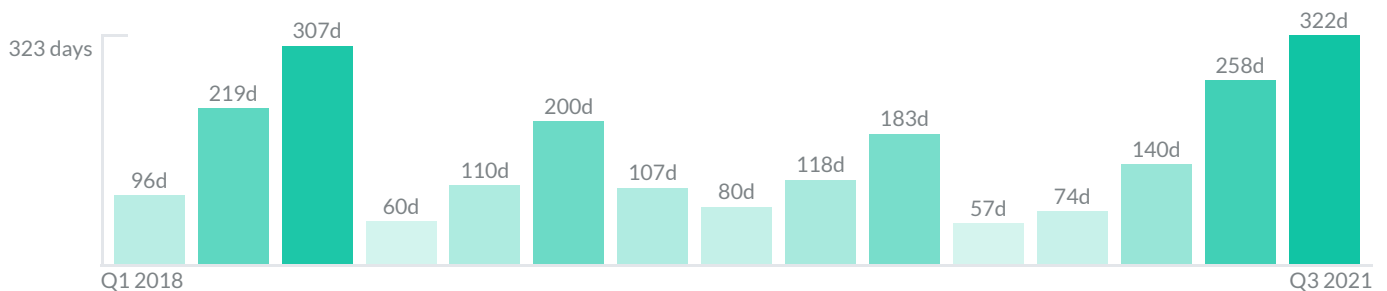
The property stats graph represents the median price evolution since ten years in your postal code area.



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

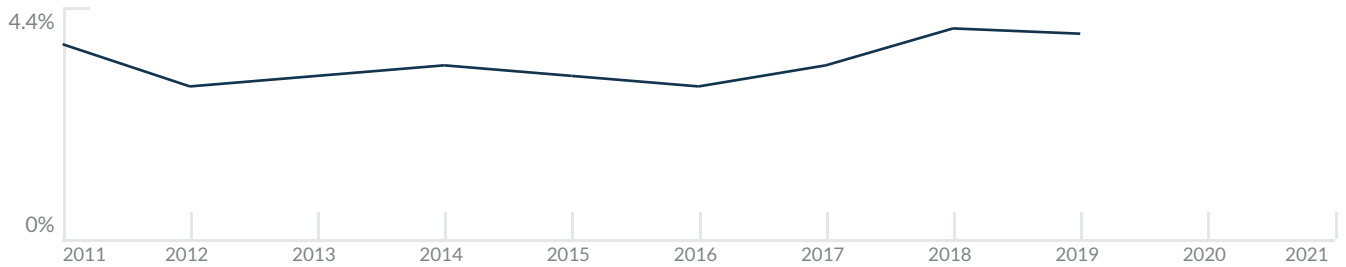
PER YEAR

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©

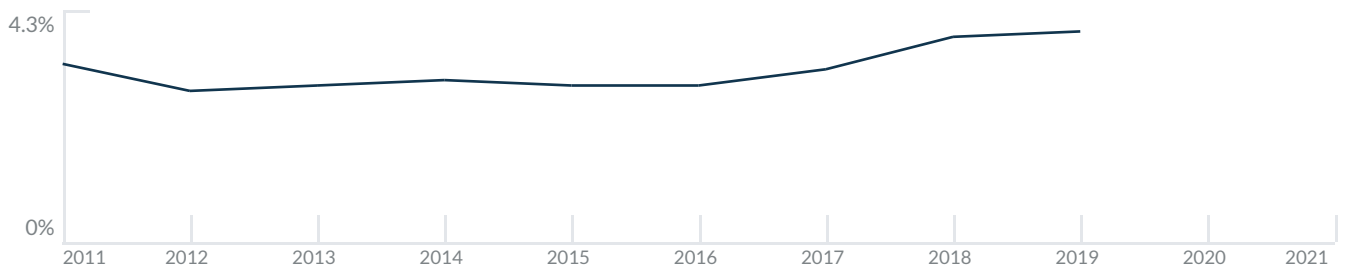
30 YEARS FIXED 4.4%



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

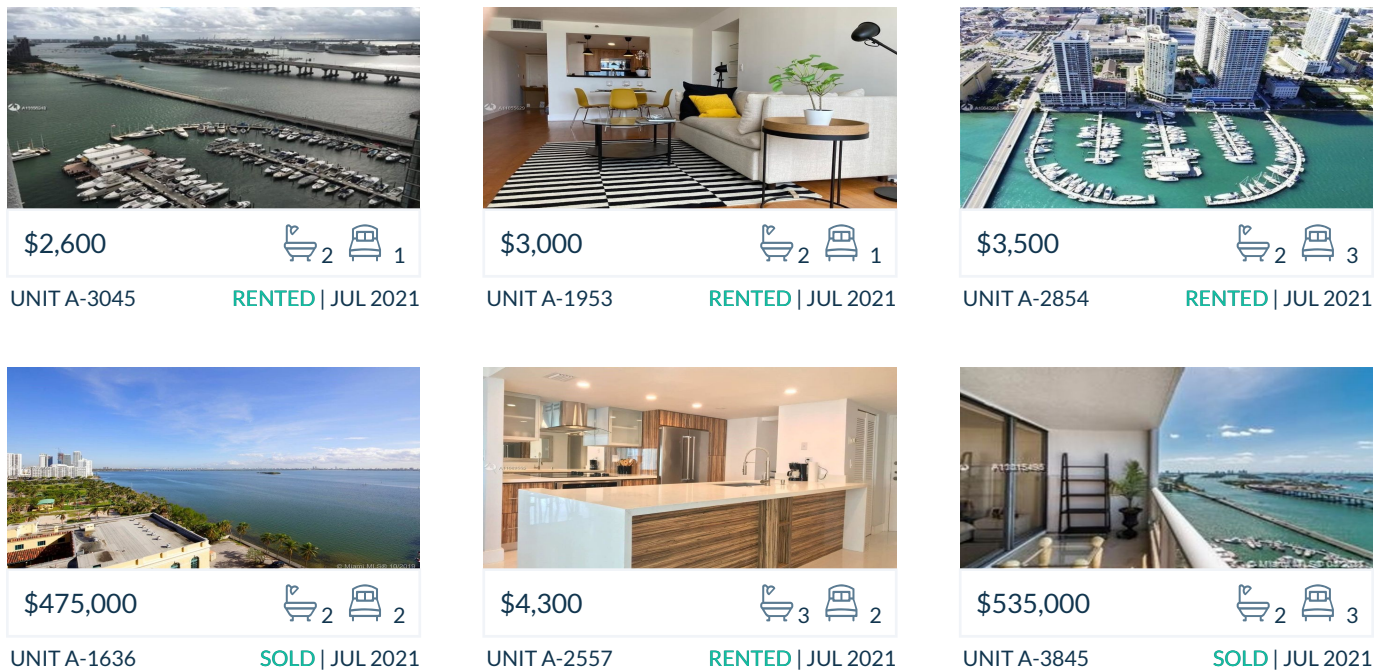
Below the average listing prices of available unit per property type.



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-1636	\$475,000	2/2	\$324.5	1,464	Jul 2021	605
A-3845	\$535,000	3/2	N/A	N/A	Jul 2021	39
A-3338	\$299,000	1/2	\$280.5	1,066	Jun 2021	221
A-1240	\$499,000	2/2	\$359.0	1,390	Jun 2021	168
A-3539	\$349,000	1/2	N/A	N/A	Jun 2021	60
C-4033	\$549,000	2/2	\$392.7	1,398	Jun 2021	118
A-3157	\$475,000	2/3	\$311.7	1,524	Jun 2021	27
PH40...	\$1,850,000	4/4	\$460.9	4,014	May 2021	1167
A-2741	\$448,900	3/2	\$300.1	1,496	May 2021	295
A-3146	\$475,000	2/2	\$321.2	1,479	May 2021	441
A1131	\$500,000	2/2	\$292.9	1,707	May 2021	32
A-2634	\$640,000	2/2	\$372.7	1,717	May 2021	31
A-3737	\$299,000	1/2	\$285.3	1,048	Apr 2021	282
A-1651	\$515,000	3/3	\$279.9	1,840	Mar 2021	69
A2847	\$599,000	3/3	\$344.5	1,739	Mar 2021	29
A-1953	\$289,000	1/2	\$289.9	997	Mar 2021	244
A-2831	\$450,000	2/2	\$263.6	1,707	Mar 2021	N/A
A-2448	\$575,000	2/2	\$358.9	1,602	Mar 2021	161
A-1034	\$569,000	2/2	\$331.4	1,717	Mar 2021	306
C-4052	\$329,000	1/2	\$334.0	985	Mar 2021	98

Rented

LAST 20 PROPERTIES RENTED IN THE GRAND DOUBLETREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A-3045	\$2,600	1/2	\$2.3	1,138	Jul 2021	19
A-1953	\$3,000	1/2	\$3.0	997	Jul 2021	35
A-2854	\$3,500	3/2	\$2.3	1,509	Jul 2021	405
A-2557	\$4,300	2/3	\$2.8	1,524	Jul 2021	9
A-2654	\$3,250	2/2	\$2.2	1,509	Jul 2021	38
D-3937	\$2,650	1/2	\$2.5	1,048	Jun 2021	46
A-3553	\$2,800	1/2	\$2.8	997	Jun 2021	36
A-2557	\$3,900	2/3	\$2.6	1,524	Jun 2021	18
A-2953	\$2,500	1/2	\$2.5	997	Jun 2021	7
A-1556	\$4,400	3/3	\$2.4	1,827	Jun 2021	255
A-1449	\$2,700	1/1	\$2.7	1,001	Jun 2021	67
A-1534	\$5,500	3/2	\$3.2	1,717	Jun 2021	38
A-2751	\$3,499	3/3	\$1.9	1,840	May 2021	5
A-3642	\$2,900	1/2	\$2.7	1,094	May 2021	10
A-2248	\$2,500	1/2	\$2.2	1,148	May 2021	618
A3238	\$2,400	1/2	\$2.3	1,066	May 2021	273
A-2351	\$3,500	2/3	\$1.9	1,840	May 2021	17
A-2446	\$2,250	1/2	\$2.0	1,138	Apr 2021	8
A-3736	\$3,950	3/2	\$2.7	1,464	Apr 2021	26
A-2652	\$2,700	1/2	\$2.7	985	Apr 2021	175

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-3135	\$5,000/mth	2/2	\$3.4	1464	Jul 2021	CRISTINA BAL...
a-1248	\$3,750/mth	1/2	\$3.3	1148	Jul 2021	YURI GORBA...
A-1241	\$499,000	3/2	\$333.6	1496	Jul 2021	IBRAHIM LLO...
A3238	\$345,000	1/2	\$323.6	1066	Jul 2021	N/A
A-3148	\$520,000	2/2	\$324.6	1602	Jul 2021	TULIO M ROD...
A-1652	\$4,000/mth	2/2	\$4.1	985	Jul 2021	
A-1554	\$564,000	2/2	\$373.8	1509	Jul 2021	JAMES RYBAS...
A-3241	\$4,800/mth	3/2	\$3.2	1496	Jul 2021	MARCO VALE...
A-3650	\$4,900/mth	2/2	\$3.1	1602	Jul 2021	
A-2447	\$680,000	3/3	\$391.0	1739	Jul 2021	ANDREW DIN...
A-3756	\$650,000	3/3	\$355.8	1827	Jul 2021	GIUSEPPE AR...
A-1947	\$675,000	3/3	\$388.2	1739	Jul 2021	HECTOR DAP...
A-3646	\$620,000	2/2	\$419.2	1479	Jul 2021	
A-1654	\$450,000	2/2	\$298.2	1509	Jul 2021	RASHID TAHE...
A-3646	\$4,000/mth	2/2	\$2.7	1479	Jul 2021	
A-1841	\$3,650/mth	2/2	\$2.4	1496	Jul 2021	
A-4236	\$7,950/mth	2/2	\$5.4	1464	Jul 2021	DOMINCA C...
A-3553	\$399,000	1/2	\$400.2	997	Jul 2021	GERDA M KLA...
B-4138	\$369,000	1/2	\$346.2	1066	Jul 2021	RAIMUNDO...
C-4032	\$4,200/mth	2/2	\$3.0	1382	Jul 2021	IMMOBILIARE...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A-3340	\$475,000	2/2	\$341.7	1390	Jul 2021	ESTER DONA...
A-2850	\$520,000	3/2	\$324.6	1602	Jul 2021	ALEJANDRA S...
A-1842	\$2,700/mth	1/2	\$2.5	1094	Jul 2021	GERALDO AR...
A-3157	\$499,000	2/3	N/A	N/A	Jul 2021	N/A
A-2546	\$3,750/mth	2/2	\$3.3	1138	Jul 2021	N/A
A-2837	\$3,000/mth	1/2	\$2.9	1048	Jul 2021	JIAOLAN GUO
A-2351	\$685,000	3/3	\$372.3	1840	Jul 2021	JAMES KUHN
A-1449	\$2,800/mth	1/1	\$2.8	1001	Jul 2021	
A-3455	\$560,000	2/2	\$371.1	1509	Jul 2021	LUISA ISABEL...
B-4156	\$4,500/mth	3/3	\$2.5	1827	Jul 2021	
A-2353	\$2,700/mth	1/2	\$2.7	997	Jul 2021	N/A
A-2150	\$325,000	1/2	\$297.9	1091	Jul 2021	RODOLFO GU...
A-1737	\$350,000	1/2	\$334.0	1048	Jul 2021	MARCIA T DU...
A-1857	\$450,000	2/3	\$295.3	1524	Jul 2021	NINO ZAHRA...
A-1835	\$549,000	2/2	\$375.0	1464	Jul 2021	JEAN PIERRE...
A-1841	\$560,000	2/2	\$374.3	1496	Jul 2021	
2652	\$349,000	1/2	N/A	N/A	Jul 2021	MERVIN MAR...