

# Market Report

March, 2019



## Murano Grande

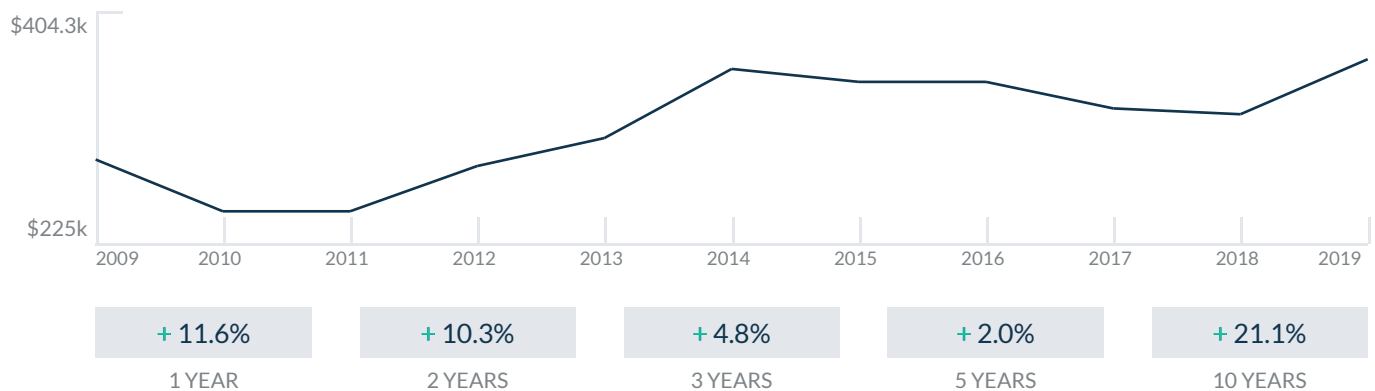
400 Alton Rd  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Murano Grande 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 [muranograndecondosforsale.com](http://muranograndecondosforsale.com).

## Property Stats

POSTAL CODE 33139

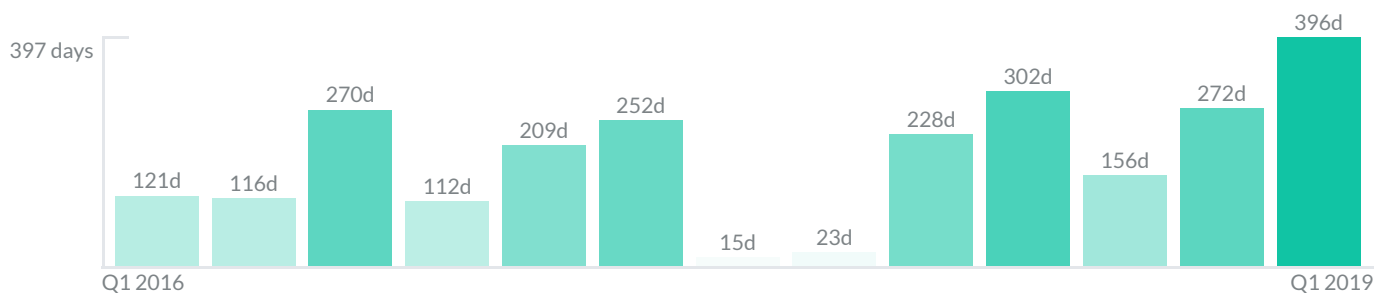
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

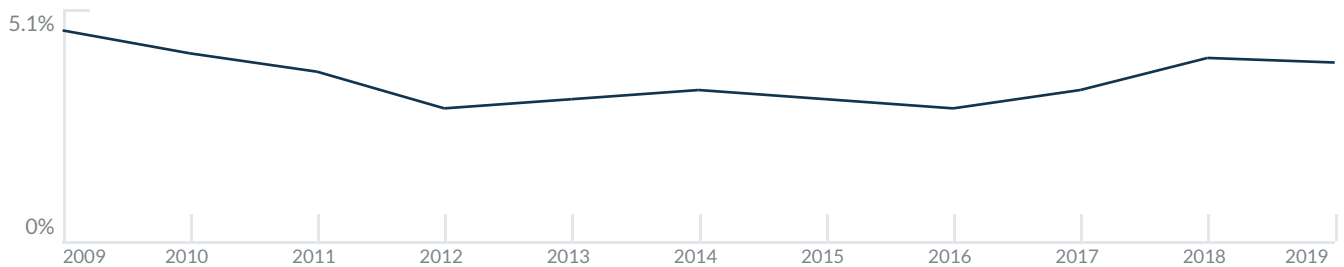
PER YEAR

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  
School For Advanced Studies-Wolfson  
10/10

MIDDLE SCHOOL  
Nautilus Middle School  
5/10

HIGH SCHOOL  
Mast Academy  
10/10

# Insights

IN MURANO GRANDE

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 Murano Grande

 <p><b>\$4,700</b></p> <p>UNIT 809</p> <p><b>RENTED</b>   JAN 2019</p> <p>2 Bath 2 Bed</p>	 <p><b>\$5,495</b></p> <p>UNIT 1909</p> <p><b>RENTED</b>   NOV 2018</p> <p>2 Bath 2 Bed</p>	 <p><b>\$1,350,000</b></p> <p>UNIT 2607</p> <p><b>SOLD</b>   DEC 2017</p> <p>2 Bath 2 Bed</p>
 <p><b>\$1,150,000</b></p> <p>UNIT 1110</p> <p><b>SOLD</b>   JUL 2017</p> <p>2 Bath 2 Bed</p>	 <p><b>\$2,650,000</b></p> <p>UNIT 703</p> <p><b>SOLD</b>   DEC 2017</p> <p>3 Bath 3 Bed</p>	 <p><b>\$4,950</b></p> <p>UNIT 411</p> <p><b>RENTED</b>   OCT 2018</p> <p>2 Bath 2 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2607	\$1,350,000	2/2	\$767.5	1,759	Jan 2019	396
1110	\$1,150,000	2/2	\$742.9	1,548	Dec 2018	373
703	\$2,650,000	3/3	\$866.6	3,058	Dec 2018	254
1906	\$2,585,000	3/3	\$1,277.2	2,024	Dec 2018	54
1111	\$1,295,000	2/2	\$785.3	1,649	Oct 2018	406
3303	\$5,050,000	3/3	\$1,537.8	3,284	Sep 2018	159
2004	\$1,799,000	2/2	\$1,262.5	1,425	Sep 2018	45
906	\$2,575,000	2/3	\$1,272.2	2,024	Sep 2018	202
902	\$1,375,000	2/2	\$733.7	1,874	Aug 2018	218
3001	\$5,800,000	3/3	\$1,457.7	3,979	Jun 2018	222
911	\$1,069,000	2/2	\$648.3	1,649	Jun 2018	150
710	\$1,070,000	2/2	\$691.2	1,548	Jun 2018	257
1405	\$1,090,000	2/2	\$778.6	1,400	Jun 2018	868
610	\$999,000	2/2	\$645.3	1,548	Apr 2018	13
1004	\$1,699,000	2/2	\$1,192.3	1,425	Feb 2018	228
1701	\$2,595,000	2/2	\$1,295.6	2,003	Dec 2017	23
2707	\$1,250,000	2/2	\$710.6	1,759	Jul 2017	15
1908	\$1,750,000	2/2	\$1,093.8	1,600	Jun 2017	6
1506	\$2,900,000	2/3	\$1,432.8	2,024	Jun 2017	197
3203	\$4,375,000	3/3	\$1,430.7	3,058	Jun 2017	380

## Rented

LAST 20 PROPERTIES RENTED IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
809	\$4,700	2/2	\$3.3	1,437	Feb 2019	26
1909	\$5,495	2/2	\$3.8	1,437	Feb 2019	69
411	\$4,950	2/2	\$3.0	1,649	Dec 2018	36
1104	\$7,000	2/2	N/A	N/A	Nov 2018	51
1509	\$5,700	2/2	\$4.0	1,437	Nov 2018	125
1809	\$5,000	2/2	\$3.5	1,437	Nov 2018	74
2410	\$6,900	2/2	\$4.5	1,548	Nov 2018	52
811	\$6,250	2/2	\$3.8	1,649	Nov 2018	79
1107	\$5,000	2/2	\$3.0	1,658	Oct 2018	116
709	\$4,500	2/2	\$3.1	1,437	Oct 2018	29
TH-4M	\$5,500	1/1	\$4.2	1,310	Oct 2018	120
1102	\$7,700	2/2	\$4.1	1,874	Oct 2018	123
2604	\$15,200	4/4	\$5.1	2,974	Sep 2018	111
2110	\$15,500	4/5	\$4.8	3,197	Sep 2018	176
1602	\$7,650	2/2	\$4.1	1,874	Aug 2018	139
505	\$5,600	2/2	\$4.0	1,400	Aug 2018	123
2303	\$14,500	3/3	\$4.7	3,058	Jul 2018	123
LPH3...	\$24,500	4/4	\$6.2	3,979	Jul 2018	227
903	\$12,500	3/3	\$4.1	3,058	Jun 2018	61
PH7	\$5,900	2/2	\$3.4	1,759	Jun 2018	102

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH3...	\$6,950,000	4/4	\$1,746.7	3979	Nov 2017	MORENO US...
LPH3	\$5,490,000	3/3	\$1,671.7	3284	Jan 2019	N/A
TH-1A	\$1,300,000	2/2	\$697.4	1864	Mar 2019	N/A
TH-1A	\$5,000/mth	2/2	\$2.7	1864	Mar 2019	N/A
501	\$1,650,000	2/2	\$823.8	2003	May 2018	MARCOS LAR...
502	\$1,099,000	2/2	\$586.4	1874	Oct 2018	N/A
502	\$5,000/mth	2/2	\$2.7	1874	Dec 2018	N/A
504	\$1,400,000	2/2	\$982.5	1425	Jan 2018	N/A
601	\$1,795,000	2/2	\$896.2	2003	Feb 2019	N/A
603	\$3,388,888	3/3	\$1,108.2	3058	Jan 2019	N/A
606 &...	\$6,500,000	5/4	\$1,718.7	3782	Sep 2018	N/A
702	\$1,185,000	2/2	\$632.3	1874	Feb 2019	N/A
705	\$4,400/mth	2/2	\$3.1	1400	Oct 2018	N/A
709	\$885,000	2/2	\$615.9	1437	Oct 2018	N/A
711	\$899,000	2/2	\$545.2	1649	Oct 2018	N/A
804	\$1,899,000	2/2	\$1,332.6	1425	Sep 2018	N/A
903	\$3,150,000	3/3	\$1,030.1	3058	Mar 2019	N/A
1001	\$2,499,000	2/2	\$1,247.6	2003	Mar 2019	N/A
1001	\$8,000/mth	2/2	\$4.0	2003	Mar 2019	N/A
1007	\$1,450,000	2/2	\$874.5	1658	Nov 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1011	\$1,290,000	2/2	\$782.3	1649	Apr 2017	N/A
1101	\$2,400,000	2/2	\$1,198.2	2003	Dec 2018	N/A
1106	\$2,500,000	2/3	\$1,235.2	2024	Dec 2018	N/A
1203	\$15,900/mth	3/3	\$5.2	3058	Feb 2018	ROBERT HIBBS
1206	\$2,799,000	3/3	\$1,382.9	2024	May 2018	N/A
1211	\$1,199,000	2/2	\$727.1	1649	Dec 2017	CLAUDE ASSE...
1402	\$1,495,000	2/2	\$797.8	1874	Jan 2019	N/A
1411	\$1,298,000	2/2	\$787.1	1649	May 2018	SYLOR LLC C/...
1507	\$1,199,000	2/2	\$723.2	1658	Apr 2018	ROBERT KATO
1510/...	\$3,900,000	4/4	\$1,218.8	3200	May 2018	N/A
1605	\$4,900/mth	2/2	\$3.5	1400	Feb 2019	N/A
1609	\$924,000	2/2	\$643.0	1437	May 2018	GARY A GREE...
1704	\$1,675,000	2/2	\$1,175.4	1425	Sep 2018	N/A
1709	\$1,050,000	2/2	\$730.7	1437	Jul 2018	N/A
1710	\$1,500,000	2/2	\$969.0	1548	Feb 2019	N/A
1710	\$5,500/mth	2/2	\$3.6	1548	Mar 2019	N/A
1801	\$2,800,000	3/3	\$1,397.9	2003	Feb 2019	N/A
1910	\$5,500/mth	2/2	\$3.6	1548	Feb 2019	N/A
2001	\$2,875,000	2/2	\$1,435.3	2003	Jan 2019	N/A
2309	\$4,999/mth	2/2	\$3.5	1437	Jul 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2309	\$999,000	2/2	\$695.2	1437	Nov 2018	N/A
2403	\$4,200,000	3/3	\$1,373.4	3058	May 2018	CHARLES MIC...
2406	\$3,350,000	2/2	\$1,655.1	2024	Oct 2018	N/A
2409	\$6,000/mth	2/2	\$4.1	1457	Jan 2019	N/A
2604	\$4,500,000	4/4	\$1,513.1	2974	May 2018	MATTHEW JO...
2804	\$4,800,000	3/3	\$1,614.0	2974	Oct 2017	ANTHONY J D...
2904	\$4,200,000	3/3	\$1,412.2	2974	Jul 2018	RINGO SRL C/...
3103	\$4,780,000	3/3	\$1,563.1	3058	Jan 2019	N/A
3203	\$4,200,000	3/3	\$1,373.4	3058	Dec 2018	N/A
3403	\$4,395,000	3/3	\$1,338.3	3284	Jan 2019	N/A
3503	\$4,999,000	3/3	\$1,522.2	3284	Nov 2018	N/A