

Market Report

February, 2021



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.

Property Stats

POSTAL CODE 33139

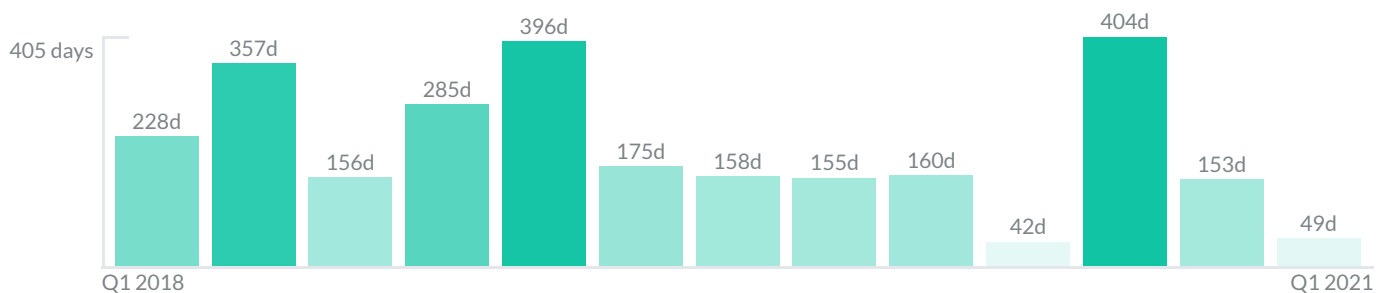
The property stats graph represents the median price evolution since ten years in your postal code area.



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

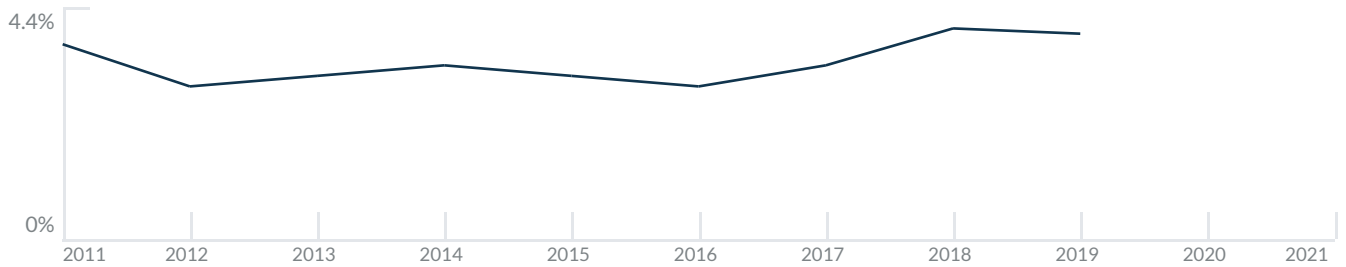
PER YEAR

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©

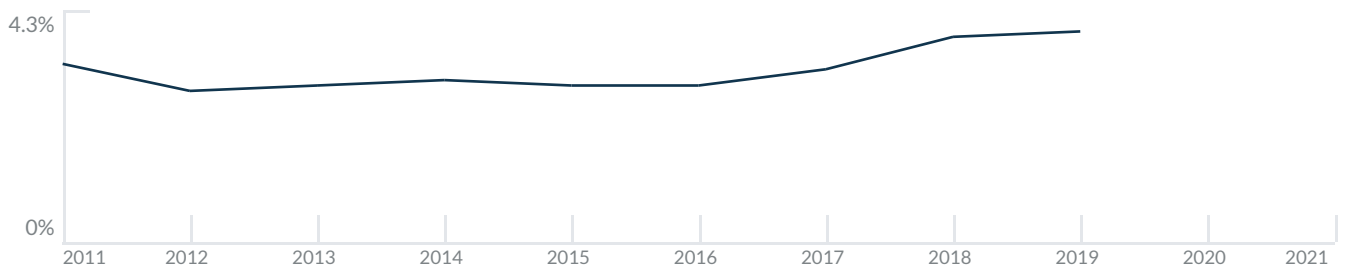
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

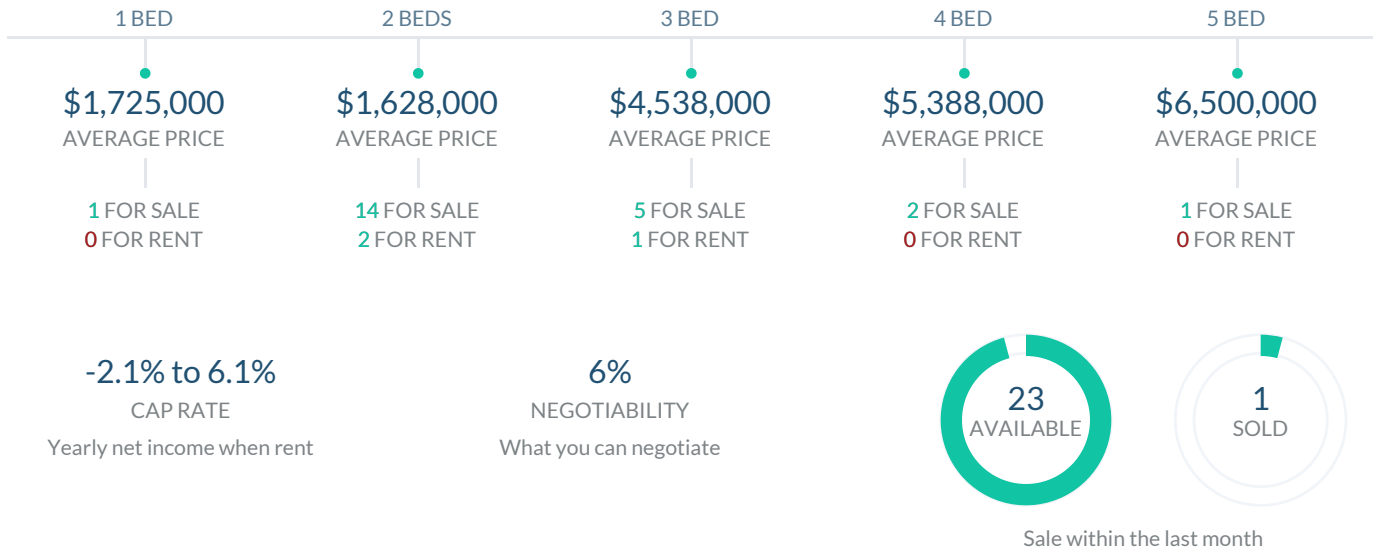
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies-Wolfeboro	Aspira Eugenio Maria De Hostos Youth Leadership Charter School	MS Academy
10/10	1/10	10/10

Insights

IN MURANO GRANDE

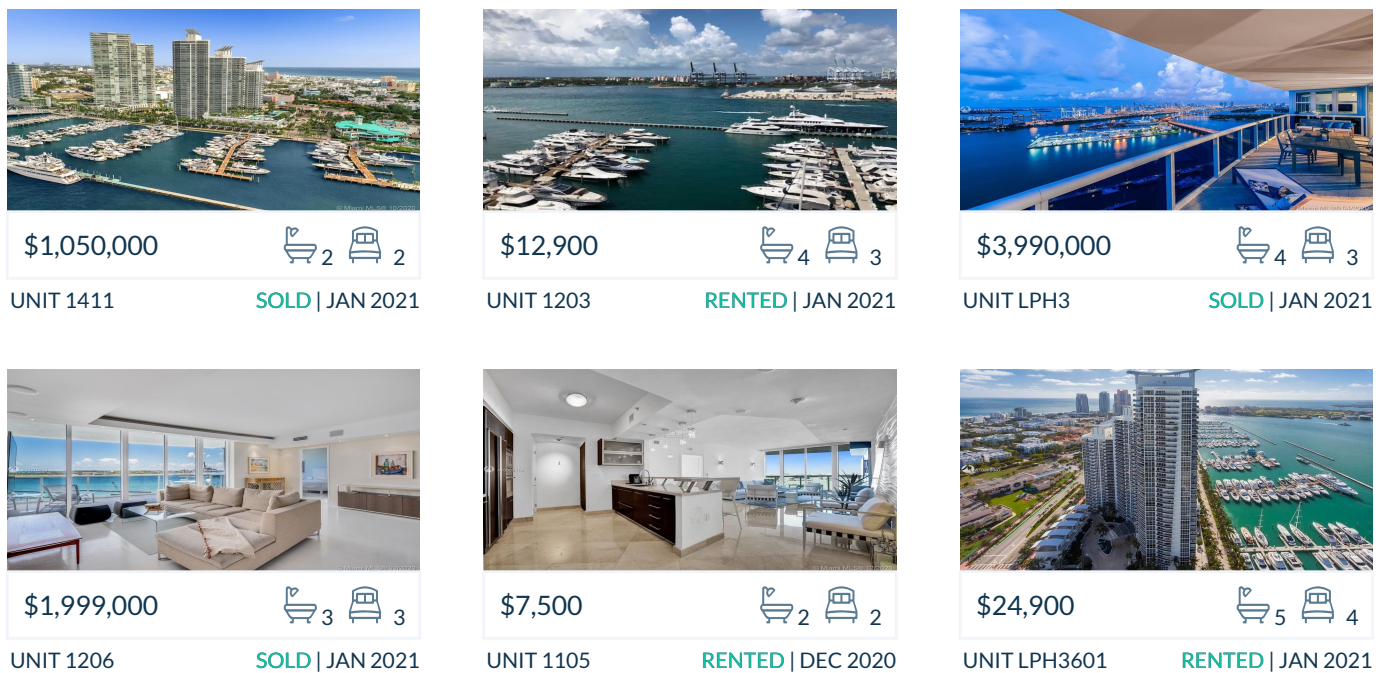
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Murano Grande



Sold

LAST 20 PROPERTIES SOLD IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1411	\$1,050,000	2/2	\$636.7	1,649	Jan 2021	49
LPH3	\$3,990,000	3/4	\$1,215.0	3,284	Dec 2020	274
1206	\$1,999,000	3/3	\$987.6	2,024	Dec 2020	419
810	\$1,395,000	2/3	\$901.2	1,548	Dec 2020	55
1410	\$1,425,000	2/3	\$920.5	1,548	Nov 2020	9
TH-7M	\$1,500,000	1/2	\$1,145.0	1,310	Oct 2020	31
1610	\$1,495,000	2/3	\$965.8	1,548	Oct 2020	178
411	\$749,000	2/2	\$454.2	1,649	Oct 2020	104
1506	\$2,350,000	2/3	\$1,161.1	2,024	Sep 2020	250
1211	\$1,199,000	2/2	\$727.1	1,649	Aug 2020	935
2208	\$7,000	2/2	\$4.4	1,600	Jul 2020	28
2501	\$5,599,000	4/5	\$1,407.1	3,979	Apr 2020	42
709	\$699,000	2/2	\$486.4	1,437	Mar 2020	38
1402	\$1,349,000	2/3	\$719.9	1,874	Feb 2020	250
1105	\$1,190,000	2/2	\$850.0	1,400	Feb 2020	151
707	\$724,900	2/2	\$437.2	1,658	Jan 2020	202
2904	\$4,000,000	3/4	\$1,345.0	2,974	Dec 2019	103
PH25...	\$895,000	2/2	\$622.8	1,437	Dec 2019	57
2410	\$1,495,000	2/3	\$965.8	1,548	Nov 2019	146
3403	\$4,395,000	3/4	\$1,338.3	3,284	Nov 2019	121

Rented

LAST 20 PROPERTIES RENTED IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1203	\$12,900	3/4	\$4.2	3,058	Jan 2021	72
1105	\$7,500	2/2	\$5.4	1,400	Dec 2020	5
LPH3...	\$24,900	4/5	\$6.3	3,979	Dec 2020	159
3107	\$8,000	2/2	\$4.5	1,759	Dec 2020	6
1005	\$4,600	2/2	\$3.3	1,400	Nov 2020	133
3403	\$15,900	3/4	\$4.8	3,284	Nov 2020	293
811	\$6,500	2/2	\$3.9	1,649	Nov 2020	137
2604	\$15,000	4/5	\$5.0	2,974	Nov 2020	96
1704	\$8,000	2/3	\$5.6	1,425	Oct 2020	129
1809	\$4,900	2/2	\$3.4	1,437	Oct 2020	10
1711	\$6,500	2/2	\$3.9	1,649	Oct 2020	169
1505	\$6,000	2/2	\$4.3	1,400	Oct 2020	99
1205	\$5,900	2/2	\$4.2	1,400	Oct 2020	159
1605	\$5,100	2/2	\$3.6	1,400	Oct 2020	96
511	\$5,300	2/2	\$3.2	1,649	Oct 2020	70
2407	\$7,500	2/3	\$4.5	1,658	Sep 2020	11
2003	\$13,500	3/4	\$4.4	3,058	Aug 2020	81
2010	\$7,500	2/3	\$4.8	1,548	Jun 2020	55
3107	\$6,000	2/2	\$3.4	1,759	Jun 2020	26
2002	\$6,000	2/3	\$3.2	1,874	Mar 2020	23

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-3M	\$1,725,000	1/2	\$1,316.8	1310	Dec 2020	LISA COHN
PH25...	\$1,500,000	2/2	\$1,043.8	1437	Dec 2020	SUSAN HONE...
407	\$829,000	2/2	\$500.0	1658	Jan 2021	
409	\$800,000	2/2	\$556.7	1437	Nov 2020	MIRIAM C BE...
504	\$1,375,000	2/3	\$964.9	1425	Jan 2021	N/A
606 &...	\$6,500,000	5/5	\$3,211.5	2024	Dec 2020	
1001	\$2,425,000	2/3	\$1,210.7	2003	Nov 2020	HAMZA KURA...
1007	\$1,249,000	2/2	\$753.3	1658	Nov 2020	BRADLEY A R...
1011	\$1,275,000	2/2	\$773.2	1649	Jan 2021	N/A
1106	\$2,300,000	2/3	\$1,136.4	2024	Jan 2021	TIMOTHY P B...
1107	\$6,000/mth	2/2	\$3.6	1658	Jan 2021	LUIS CHATAI...
1205	\$1,250,000	2/2	\$892.9	1400	Sep 2020	N/A
1401	\$2,149,900	2/3	\$1,073.3	2003	Jan 2021	CHRISTINA M...
1510/...	\$3,875,000	4/5	\$1,212.1	3197	Jan 2021	N/A
1902	\$1,290,000	2/3	\$688.4	1874	Jan 2021	ANDREJS KAL...
2001	\$2,600,000	2/3	\$1,298.1	2003	Jan 2021	EDWARD HA...
2003	\$3,950,000	3/4	\$1,291.7	3058	Nov 2020	ANA BOLIVAR
2103	\$3,799,000	3/4	\$1,242.3	3058	Jan 2021	JORDAN LEVY
2409	\$9,000/mth	2/2	\$6.3	1437	Jan 2021	N/A
2409	\$1,450,000	2/2	\$1,009.0	1437	Jan 2021	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2504	\$14,900/mth	3/4	\$5.0	2974	Sep 2020	ABRAHAM G...
2607	\$2,300,000	2/3	\$1,387.2	1658	Jan 2021	N/A
2804	\$3,950,000	3/4	\$1,328.2	2974	Nov 2020	ANTHONY J D...
3103	\$4,240,000	3/4	\$1,386.5	3058	Dec 2020	LUCIANO PR...
3401	\$6,750,000	3/4	\$1,696.4	3979	Jan 2021	NANCY K ASK...
3601	\$6,900,000	4/6	\$1,734.1	3979	Jan 2021	MORENO US...