



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

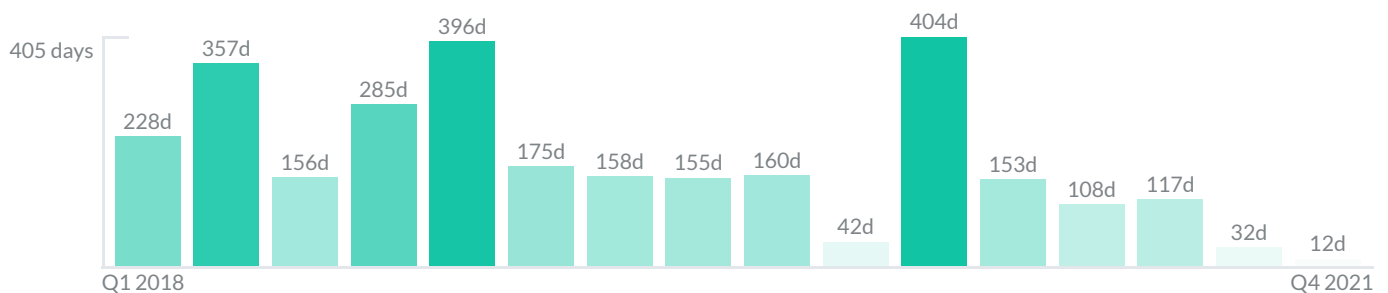
The property stats graph represents the median price evolution since ten years in your postal code area.



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.

2 BEDS

\$1,530,000
AVERAGE PRICE

5 FOR SALE
3 FOR RENT

3 BED

\$3,300,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2.5% to 3.8%

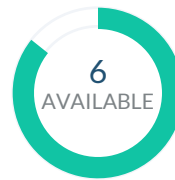
CAP RATE

Yearly net income when rent

5.4%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

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



\$3,950,000



UNIT 2804

SOLD | OCT 2021



\$7,995



UNIT 809

RENTED | AUG 2021

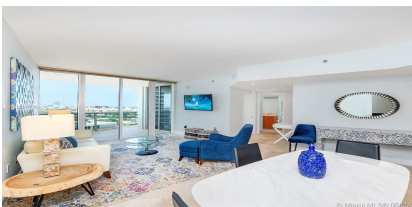


\$999,999



UNIT 809

SOLD | AUG 2021



\$1,399,000



UNIT 1705

SOLD | AUG 2021



\$1,985,000



UNIT 1504

SOLD | JUL 2021



\$10,500



UNIT 1205

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2804	\$3,950,000	3/4	\$1,328.2	2,974	Oct 2021	12
809	\$999,999	2/2	\$695.9	1,437	Jul 2021	83
1705	\$1,399,000	2/2	\$999.3	1,400	Jul 2021	11
1504	\$1,985,000	2/2	\$1,393.0	1,425	Jul 2021	2
1510/...	\$3,750,000	4/5	\$1,173.0	3,197	Jun 2021	624
2104	\$3,995,000	3/4	\$1,343.3	2,974	Jun 2021	52
407	\$879,000	2/2	\$530.2	1,658	Jun 2021	210
1711	\$1,299,000	2/2	\$787.8	1,649	Jun 2021	5
1106	\$2,300,000	2/3	\$1,136.4	2,024	May 2021	122
1705	\$980,000	2/2	\$700.0	1,400	May 2021	50
1908	\$2,300,000	2/3	\$1,437.5	1,600	May 2021	1
504	\$1,375,000	2/3	\$964.9	1,425	Apr 2021	62
1902	\$1,290,000	2/3	\$688.4	1,874	Apr 2021	113
1604	\$1,895,000	2/2	\$1,329.8	1,425	Apr 2021	13
2901	\$5,495,000	4/6	\$1,381.0	3,979	Apr 2021	30
1007	\$1,249,000	2/2	\$753.3	1,658	Mar 2021	137
2103	\$3,799,000	3/4	\$1,242.3	3,058	Mar 2021	7
2601	\$5,950,000	4/5	\$1,495.4	3,979	Mar 2021	155
1501	\$2,095,000	2/3	\$1,045.9	2,003	Mar 2021	6
3401	\$6,750,000	3/4	\$1,696.4	3,979	Mar 2021	119

Rented

LAST 20 PROPERTIES RENTED IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
809	\$7,995	2/2	\$5.6	1,437	Aug 2021	13
1205	\$10,500	2/2	\$7.5	1,400	Jul 2021	44
1505	\$7,500	2/2	\$5.4	1,400	Jun 2021	11
1809	\$7,500	2/2	\$5.2	1,437	Jun 2021	29
905	\$6,500	2/2	\$4.6	1,400	Jun 2021	68
1405	\$10,500	2/2	\$7.5	1,400	Jun 2021	28
2604	\$20,000	4/5	\$6.7	2,974	Jun 2021	12
705	\$5,800	2/2	\$4.1	1,400	May 2021	7
1104	\$8,500	2/3	\$6.0	1,425	May 2021	10
1011	\$7,200	2/2	\$4.4	1,649	May 2021	21
1709	\$7,500	2/2	\$5.2	1,437	Apr 2021	44
2504	\$14,900	3/4	\$5.0	2,974	Feb 2021	125
807	\$6,000	2/2	\$3.6	1,658	Feb 2021	1
PH25...	\$8,000	2/2	\$5.6	1,437	Feb 2021	50
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH25...	\$1,650,000	2/2	\$1,148.2	1437	Oct 2021	SUSAN HONE...
TH-1A	\$1,300,000	2/4	\$697.4	1864	Sep 2021	N/A
411	\$8,250/mth	2/2	\$5.0	1649	Oct 2021	ROGER LALLE...
1003	\$3,300,000	3/4	\$1,079.1	3058	Oct 2021	ROLAND SAN...
1202	\$1,599,000	2/3	\$853.3	1874	Oct 2021	N/A
1407	\$8,500/mth	2/3	\$5.1	1658	Sep 2021	THOMAS PEV...
2309	\$1,250,000	2/2	\$869.9	1437	Sep 2021	N/A
2407	\$1,850,000	2/2	\$1,115.8	1658	Sep 2021	OSVALDO C...
2409	\$12,099/mth	2/2	\$8.4	1437	Oct 2021	N/A