

Market Report

July, 2023



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

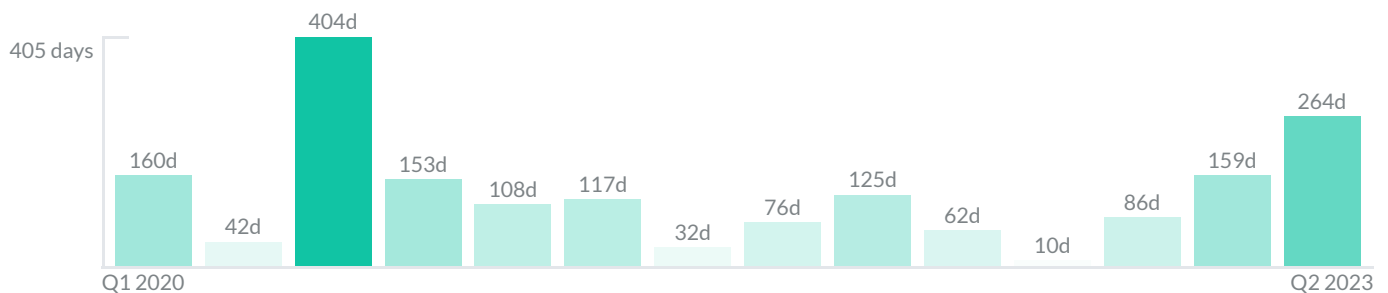
The property stats graph represents the median price evolution since ten years in your postal code area.



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

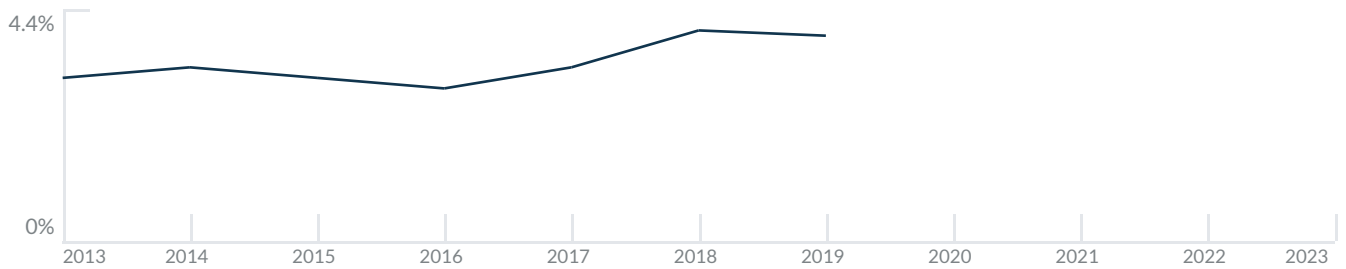
PER YEAR

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©

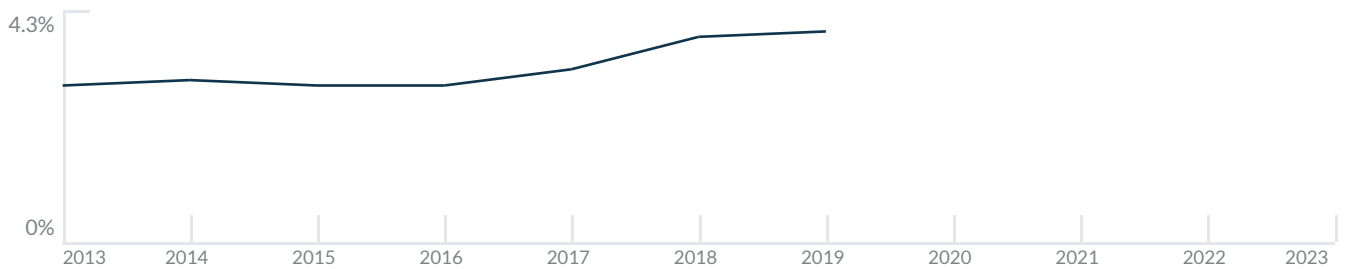
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

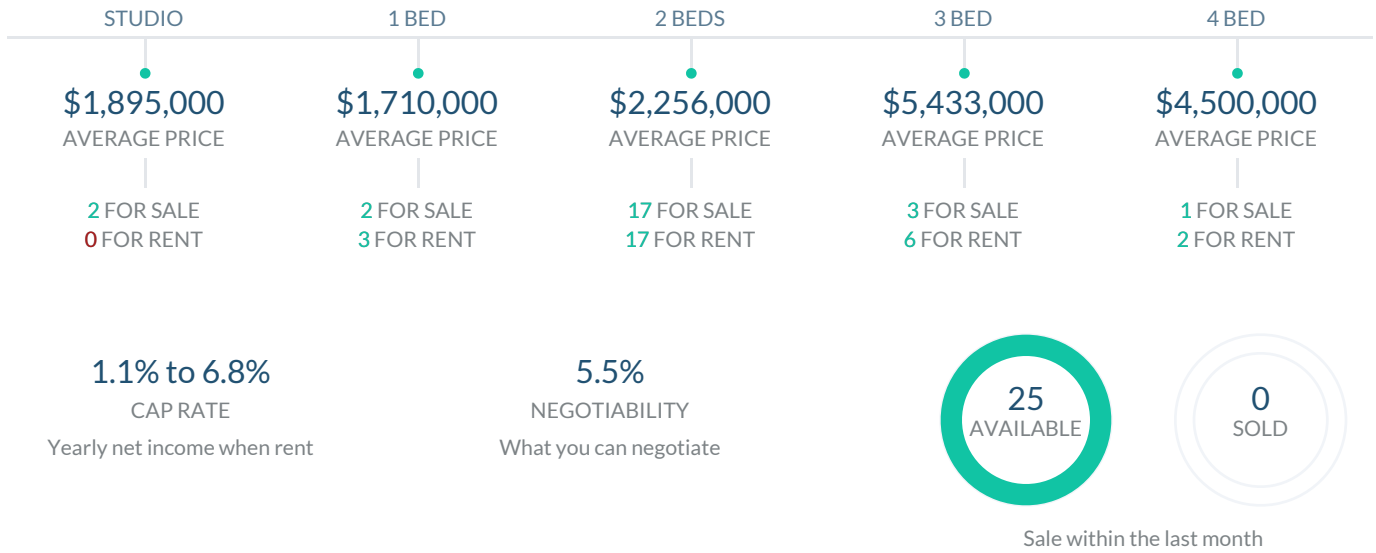
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

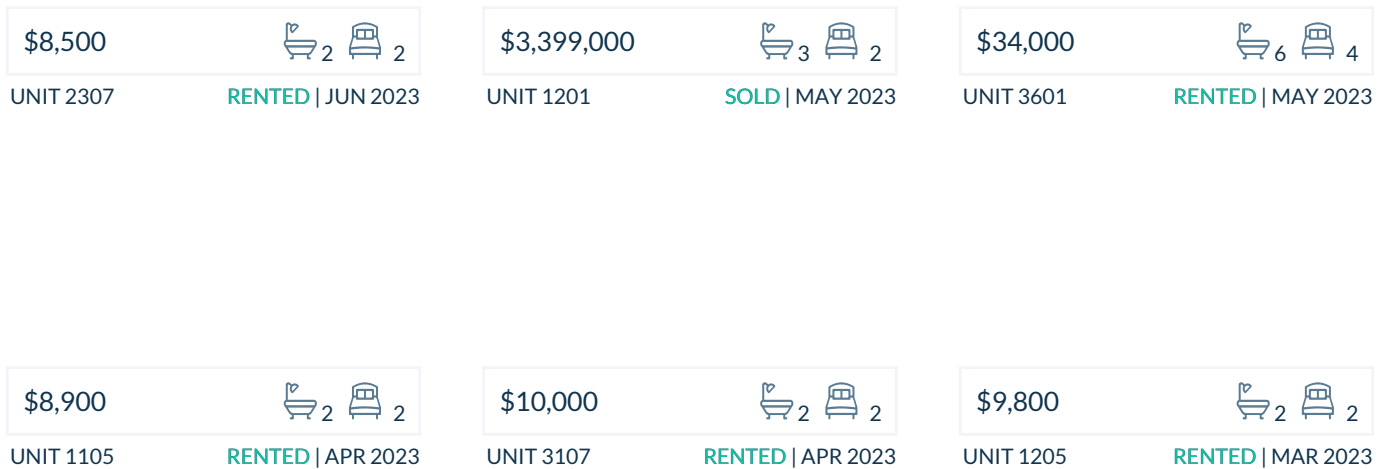
Below the average listing prices of available unit per property type.



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
1201	\$3,399,000	2/3	\$1,697.0	2,003	May 2023	264
2501	\$6,000,000	4/5	\$1,507.9	3,979	Mar 2023	208
1803	\$4,500,000	3/4	\$1,471.6	3,058	Mar 2023	15
1004	\$2,600,000	2/3	\$1,824.6	1,425	Mar 2023	317
1602	\$2,150,000	2/3	\$1,147.3	1,874	Feb 2023	35
311	\$1,290,000	2/2	\$782.3	1,649	Jan 2023	222
1005	\$1,200,000	2/2	\$857.1	1,400	Oct 2022	86
TH-7M	\$1,900,000	1/2	\$1,450.4	1,310	Jul 2022	10
1203	\$4,090,000	3/4	\$1,337.5	3,058	May 2022	62
1805	\$1,450,000	2/2	\$1,035.7	1,400	Mar 2022	181
903	\$3,299,000	3/4	\$1,078.8	3,058	Jan 2022	136
1605	\$1,295,000	2/2	\$925.0	1,400	Jan 2022	57
1507	\$1,400,000	2/3	\$844.4	1,658	Dec 2021	3
2407	\$1,850,000	2/2	\$1,115.8	1,658	Dec 2021	209
1202	\$1,599,000	2/3	\$853.3	1,874	Dec 2021	14
1506	\$2,600,000	2/3	\$1,284.6	2,024	Dec 2021	23
TH-1A	\$1,300,000	2/4	\$697.4	1,864	Dec 2021	88
2003	\$3,950,000	3/4	\$1,291.7	3,058	Nov 2021	9
PH25...	\$1,650,000	2/2	\$1,148.2	1,437	Nov 2021	308
1003	\$3,300,000	3/4	\$1,079.1	3,058	Nov 2021	18

Rented

LAST 20 PROPERTIES RENTED IN MURANO GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2307	\$8,500	2/2	\$5.1	1,658	Jun 2023	42
3601	\$34,000	4/6	\$8.5	3,979	May 2023	36
1105	\$8,900	2/2	\$6.4	1,400	Apr 2023	13
3107	\$10,000	2/2	\$5.7	1,759	Apr 2023	42
1205	\$9,800	2/2	\$7.0	1,400	Mar 2023	72
1808	\$16,000	2/3	\$10.0	1,600	Mar 2023	34
1505	\$10,000	2/2	\$7.1	1,400	Jan 2023	79
1201	\$14,500	2/3	\$7.2	2,003	Jan 2023	23
1901	\$14,000	2/3	\$7.0	2,003	Dec 2022	22
1902	\$13,500	2/2	\$7.2	1,874	Dec 2022	3
1909	\$8,500	2/2	\$5.9	1,437	Dec 2022	23
1205	\$8,500	2/2	\$6.1	1,400	Sep 2022	101
1104	\$10,250	2/3	\$7.2	1,425	Sep 2022	33
TH-4M	\$9,000	1/2	\$6.9	1,310	Sep 2022	32
1805	\$6,900	2/2	\$4.9	1,400	Jul 2022	71
1509	\$13,000	2/2	\$9.0	1,437	Apr 2022	42
2309	\$7,900	2/2	\$5.5	1,437	Jan 2022	75
3007	\$12,000	2/2	\$6.8	1,759	Jan 2022	2
1001	\$13,000	2/3	\$6.5	2,003	Dec 2021	8
1003	\$25,000	3/4	\$8.2	3,058	Dec 2021	12

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-3M	\$1,725,000	1/2	\$1,316.8	1310	Nov 2022	LISA COHN
TH-3M	\$10,500/mth	1/2	\$8.0	1310	Nov 2022	LISA COHN
TH-7M	\$12,500/mth	1/2	\$9.5	1310	Nov 2022	CHRISTIAN &...
TH-2M	\$1,695,000	1/2	\$1,293.9	1310	Jun 2023	JONAS I MEYE...
TH-2A	\$1,895,000	0/3	\$991.1	1912	Jan 2023	N/A
TH-2A	\$1,895,000	0/0	N/A	N/A	Jan 2023	N/A
TH-3M	\$10,500/mth	1/2	\$7.9	1336	Apr 2023	LISA COHN
311	\$9,000/mth	2/2	\$5.5	1649	Dec 2022	JAVIER Andre...
507	\$1,295,000	2/2	\$781.1	1658	Nov 2022	ROBERT CHA...
601	\$3,395,000	2/3	\$1,695.0	2003	Jun 2023	TOMAS G STR...
610	\$9,900/mth	2/3	\$6.4	1548	Aug 2022	N/A
611	\$1,600,000	2/2	\$970.3	1649	Jun 2023	MARC L KOSL...
804	\$2,785,000	2/3	\$1,954.4	1425	Mar 2023	OLGA POZNY...
804	\$2,575,000	2/3	\$1,807.0	1425	May 2023	OLGA POZNY...
804	\$2,575,000	2/3	\$1,807.0	1425	Jun 2023	OLGA POZNY...
808	\$11,000/mth	2/3	\$6.9	1600	Jun 2023	SONIA M BOT...
809	\$1,280,000	2/2	\$890.7	1437	Apr 2023	CARLOS RAM...
809	\$8,500/mth	2/2	\$5.9	1437	Nov 2022	CARLOS RAM...
809	\$1,310,000	2/2	\$911.6	1437	Jun 2023	CARLOS RAM...
1001	\$12,750/mth	3/3	\$6.4	2003	May 2023	HAMZA KURA...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1003	\$18,750/mth	3/4	\$6.1	3058	Jun 2023	ROLAND SAN...
1011	\$7,700/mth	2/2	\$4.7	1649	Jun 2023	N/A
1104	\$11,000/mth	2/3	\$7.7	1425	Apr 2023	SAMIRA SHA...
1104	\$2,300,000	2/3	\$1,614.0	1425	Apr 2023	SAMIRA SHA...
1106	\$3,500,000	3/3	\$1,729.2	2024	Nov 2022	TIMOTHY P B...
1405	\$9,000/mth	2/2	\$6.4	1400	Apr 2023	ANASTASIA K...
1505	\$1,699,000	2/2	\$1,213.6	1400	Nov 2022	DEV MOTWANI
1505	\$1,750,000	2/2	\$1,250.0	1400	Feb 2023	DEV MOTWANI
1509	\$1,900,000	2/2	\$1,322.2	1437	Aug 2022	GUL SAMTANI...
1509	\$8,850/mth	2/2	\$6.2	1437	Jun 2023	GUL SAMTANI...
1709	\$8,000/mth	2/2	\$5.6	1437	Apr 2023	N/A
1805	\$6,900/mth	2/2	\$4.9	1400	Jun 2023	PAOLO BARBI...
1809	\$7,500/mth	2/2	\$5.2	1437	Nov 2022	SURAJ SHAH...
1901	\$3,100,000	2/3	\$1,547.7	2003	Dec 2022	DAVID SIMKINS
1905	\$6,800/mth	2/2	\$4.9	1400	Jun 2023	N/A
1909	\$1,495,000	2/2	\$1,040.4	1437	Nov 2022	N/A
2003	\$14,000/mth	3/4	\$4.6	3058	Apr 2023	ANA BOLIVAR
2004	\$2,799,000	2/2	\$1,964.2	1425	Dec 2022	ISAAM BAZZI
2009	\$7,990/mth	2/2	\$5.6	1437	May 2023	MORTON NE...
2101	\$25,000/mth	4/6	\$6.3	3979	Jan 2023	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2108	\$3,500,000	2/3	\$2,187.5	1600	Jan 2023	N/A
2203	\$5,900,000	3/4	\$1,929.4	3058	May 2023	N/A
2409	\$2,999,000	2/2	\$2,087.0	1437	Aug 2022	N/A
2409	\$20,099/mth	2/2	\$14.0	1437	Nov 2022	N/A
2409	\$8,999/mth	2/2	\$6.3	1437	Nov 2022	N/A
2409	\$9,500/mth	2/2	\$6.6	1437	May 2023	N/A
2504	\$16,500/mth	3/4	\$5.5	2974	Jun 2023	ABRAHAM G...
2604	\$4,500,000	4/5	\$1,513.1	2974	May 2023	MATTHEW JO...
2604	\$15,000/mth	4/5	\$5.0	2974	May 2023	MATTHEW JO...
2801	\$6,900,000	3/5	\$1,734.1	3979	Nov 2022	EDWARD J G...
3007	\$11,000/mth	2/2	\$6.3	1759	May 2023	ANDRES ASION
3203	\$37,500/mth	3/4	\$12.3	3058	Nov 2022	N/A
3403	\$20,000/mth	3/4	\$6.1	3284	Apr 2023	MICHAEL A B...