

Market Report

September, 2019



One Miami East Tower

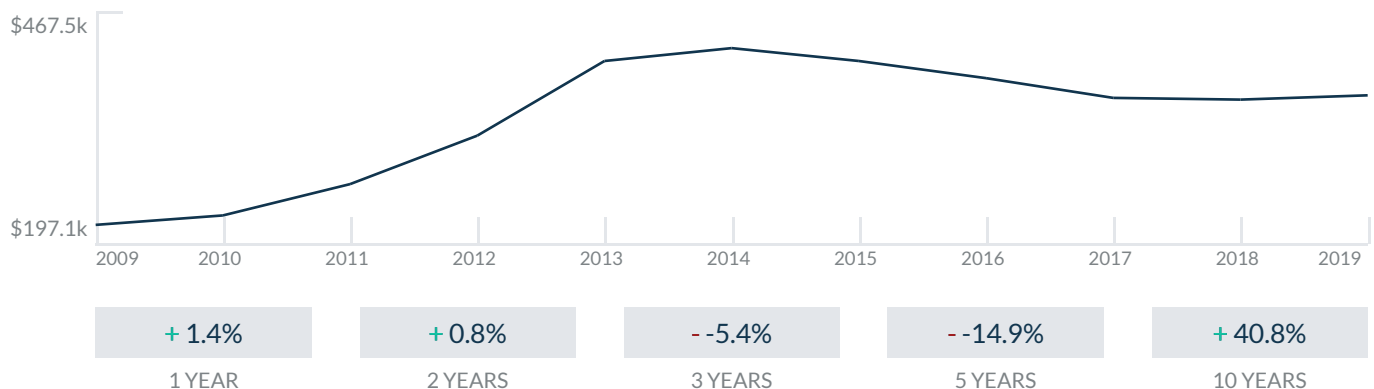
325 S Biscayne BLVD
Miami, FL 33131

Every month we compile this comprehensive market report focus on One Miami East Tower 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 onemiamieasttower.com.

Property Stats

POSTAL CODE 33131

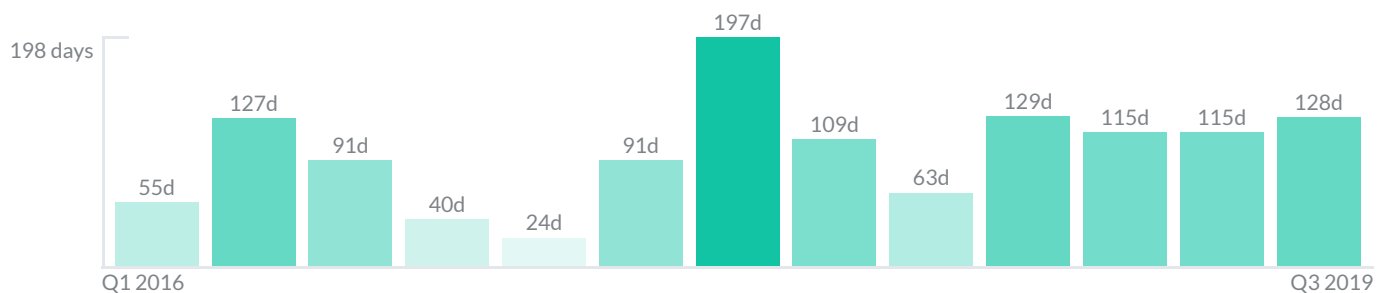
The property stats graph represents the median price evolution since ten years in your postal code area.



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

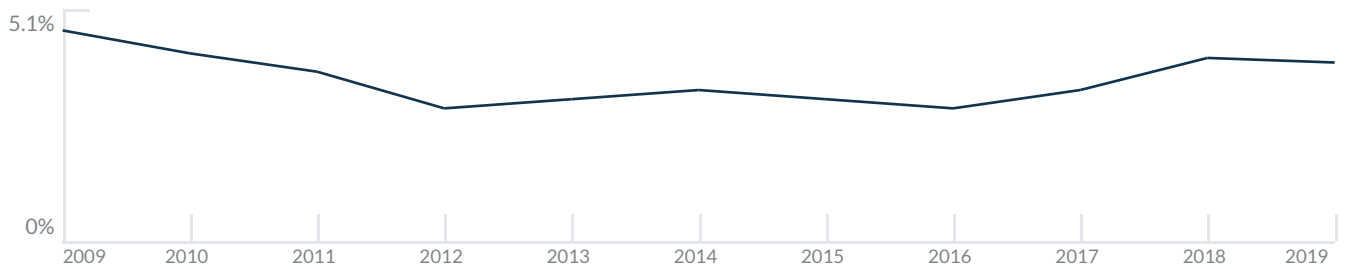
PER YEAR

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
Alpha Charter Of Aspire For	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN ONE MIAMI EAST TOWER

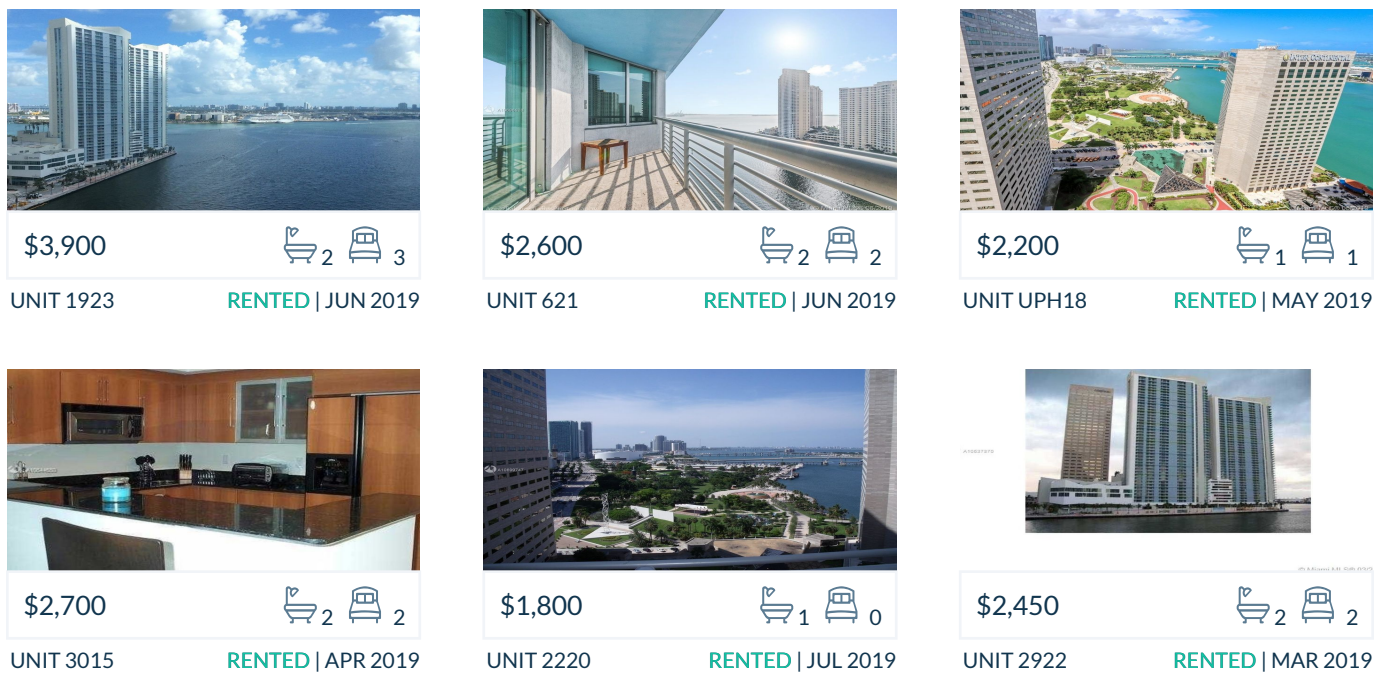
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for One Miami East Tower



Sold

LAST 20 PROPERTIES SOLD IN ONE MIAMI EAST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4218	\$349,000	1/1	\$412.5	846	Jul 2019	197
1216	\$259,900	1/1	\$307.2	846	Jul 2019	58
1823	\$645,000	3/2	\$359.9	1,792	Jun 2019	76
1714	\$399,999	2/2	\$362.0	1,105	Apr 2019	55
3116	\$324,900	1/1	\$384.0	846	Apr 2019	215
1822	\$348,000	2/2	\$297.7	1,169	Jan 2019	174
3820	\$225,000	0/1	\$443.8	507	Jan 2019	56
2714	\$389,900	2/2	\$352.9	1,105	Nov 2018	164
715	\$449,900	2/2	\$392.9	1,145	Nov 2018	103
1916	\$294,000	1/1	\$347.5	846	Oct 2018	132
3315	\$479,000	2/2	\$418.3	1,145	Oct 2018	117
1423	\$858,000	3/2	\$478.8	1,792	Sep 2018	124
2722	\$396,200	2/2	\$338.9	1,169	Sep 2018	85
3719	\$500,000	2/2	\$407.5	1,227	Jul 2018	17
2818	\$315,000	1/1	\$372.3	846	Jul 2018	70
3126	\$570,000	3/2	\$402.5	1,416	Jul 2018	20
617	\$350,000	1/1	\$403.2	868	May 2018	137
1921	\$499,000	2/2	\$406.7	1,227	May 2018	152
3217	\$349,000	1/1	\$402.1	868	May 2018	63
3815	\$450,000	2/2	\$393.0	1,145	May 2018	97

Rented

LAST 20 PROPERTIES RENTED IN ONE MIAMI EAST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1923	\$3,900	3/2	\$2.2	1,792	Aug 2019	15
621	\$2,600	2/2	\$2.1	1,227	Aug 2019	44
UPH18	\$2,200	1/1	\$2.6	846	Aug 2019	86
3015	\$2,700	2/2	\$2.4	1,145	Aug 2019	155
2220	\$1,800	0/1	\$3.6	507	Aug 2019	27
2922	\$2,450	2/2	\$2.1	1,169	Aug 2019	128
2824	\$1,890	1/1	\$2.2	846	Aug 2019	5
919	\$2,800	2/2	\$2.3	1,227	Aug 2019	22
415	\$2,350	2/2	\$2.1	1,145	Aug 2019	3
1216	\$1,850	1/1	\$2.2	846	Jul 2019	2
2017	\$2,200	1/1	\$2.5	868	Jul 2019	35
1420	\$1,599	0/1	\$3.2	507	Jul 2019	29
3018	\$2,000	1/1	\$2.4	846	Jul 2019	69
3419	\$3,000	2/2	\$2.4	1,227	Jul 2019	31
4319	\$2,700	2/2	\$2.2	1,227	Jul 2019	42
3726	\$3,400	3/2	\$2.4	1,416	Jul 2019	3
2416	\$2,150	1/1	\$2.5	846	Jul 2019	15
1720	\$1,700	0/1	\$3.4	507	Jun 2019	5
2124	\$2,050	1/1	\$2.4	846	Jun 2019	18
4321	\$3,300	2/2	\$2.7	1,227	Jun 2019	127

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH26	\$835,000	3/2	\$589.7	1416	Apr 2019	N/A
323	\$879,000	3/2	\$490.5	1792	Mar 2019	N/A
1019	\$499,000	2/2	\$406.7	1227	Aug 2019	N/A
1021	\$2,750/mth	2/2	\$2.2	1227	Aug 2019	N/A
1123	\$899,000	3/2	\$501.7	1792	Feb 2017	N/A
1123	\$3,800/mth	3/2	\$2.1	1792	Jul 2019	N/A
1422	\$2,800/mth	2/2	\$2.4	1169	May 2019	N/A
1515	\$2,800/mth	2/2	\$2.4	1145	Feb 2019	N/A
1515	\$430,480	2/2	\$376.0	1145	Feb 2019	N/A
1517	\$359,000	1/1	\$413.6	868	Sep 2018	N/A
1520	\$245,000	0/1	\$483.2	507	Aug 2019	N/A
1526	\$555,000	3/2	\$391.9	1416	Aug 2019	N/A
1614	\$394,000	2/2	\$356.6	1105	Mar 2019	N/A
1716	\$318,000	1/1	\$367.6	865	Jul 2019	N/A
1722	\$2,600/mth	2/2	\$2.2	1169	Jul 2019	N/A
1915	\$540,000	2/2	\$471.6	1145	Jun 2016	N/A
2124	\$340,000	1/1	\$401.9	846	Apr 2019	N/A
2126	\$635,000	3/2	\$448.4	1416	Sep 2018	N/A
2214	\$445,000	2/2	\$402.7	1105	Aug 2019	N/A
2326	\$539,000	3/2	\$380.6	1416	May 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2524	\$335,000	1/1	\$396.0	846	Jul 2018	RONDELLA M...
2819	\$2,750/mth	2/2	\$2.2	1227	Jul 2019	N/A
2820	\$1,600/mth	0/1	\$3.2	507	Aug 2019	N/A
2915	\$2,850/mth	2/2	\$2.5	1145	Jul 2019	N/A
3017	\$350,000	1/1	\$403.2	868	Jun 2019	N/A
3120	\$1,650/mth	0/1	\$3.3	507	Aug 2019	N/A
3221	\$499,000	2/2	\$406.7	1227	May 2018	N/A
3222	\$2,900/mth	2/2	\$2.5	1169	Jul 2019	N/A
3226	\$802,000	3/2	\$566.4	1416	Jun 2019	N/A
3323	\$725,000	3/2	\$404.6	1792	May 2017	SATISH DARY...
3326	\$3,500/mth	3/2	\$2.5	1416	Jul 2019	N/A
3519	\$2,700/mth	2/2	\$2.2	1227	Jul 2019	N/A
3523	\$850,000	3/2	\$474.3	1792	Jul 2018	JOSE IMAZ LA...
3820	\$239,700	0/1	\$472.8	507	Jul 2019	N/A
3820	\$1,600/mth	0/1	\$3.2	507	Aug 2019	N/A
3914	\$2,600/mth	2/2	\$2.4	1105	Aug 2019	N/A
3918	\$2,000/mth	1/1	\$2.4	846	Jun 2019	N/A
3919	\$480,000	2/2	\$391.2	1227	Oct 2018	N/A
3926	\$785,000	3/2	\$554.4	1416	Sep 2018	N/A
4122	\$2,800/mth	2/2	\$2.4	1169	May 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4126	\$695,000	3/2	\$490.8	1416	Aug 2019	N/A
4215	\$2,800/mth	2/2	\$2.4	1145	Jul 2019	N/A
4217	\$379,900	1/1	\$437.7	868	Aug 2018	N/A
4221	\$498,000	2/2	\$405.9	1227	Dec 2018	N/A