



One Miami East Tower

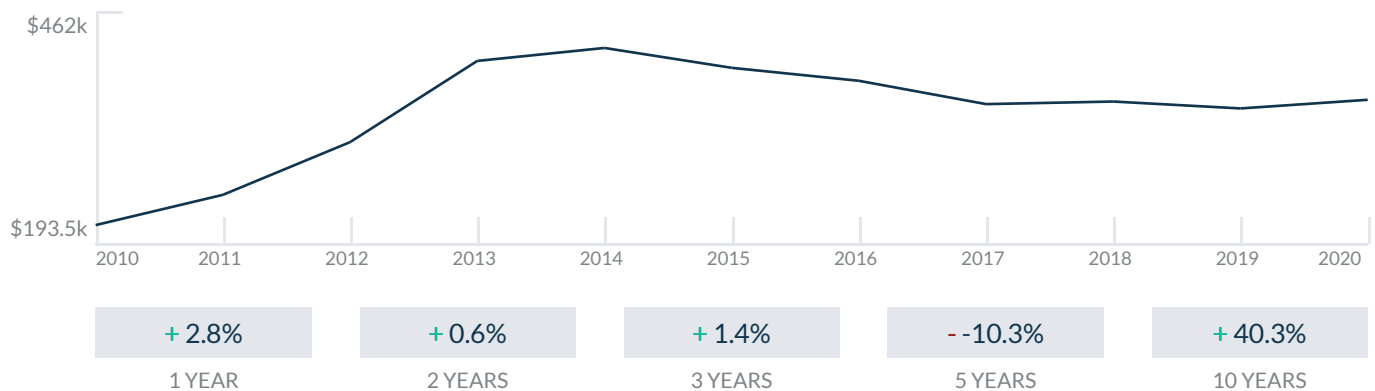
325 S Biscayne BLVD
Miami, FL 33131

Every month we compile this comprehensive market report focus on One Miami East Tower in this convenient and easy to read format. Our 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 onemiamieasttower.com.

Property Stats

POSTAL CODE 33131

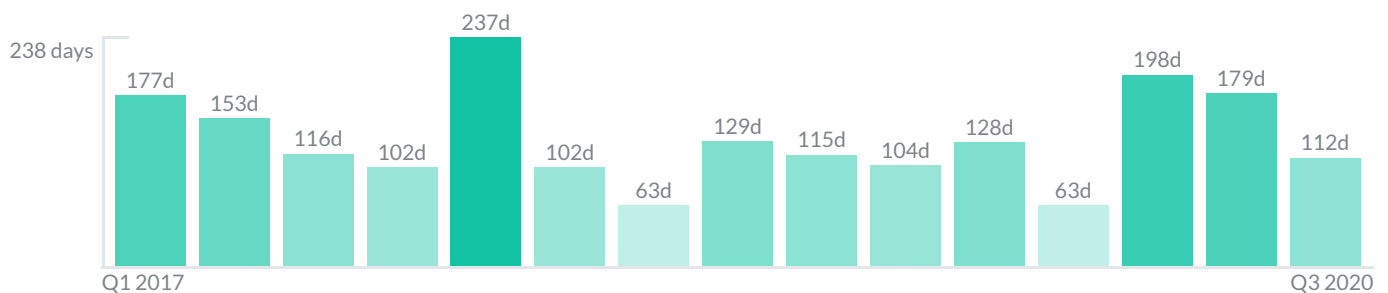
The property stats graph represents the median price evolution since ten years in your postal code area.



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

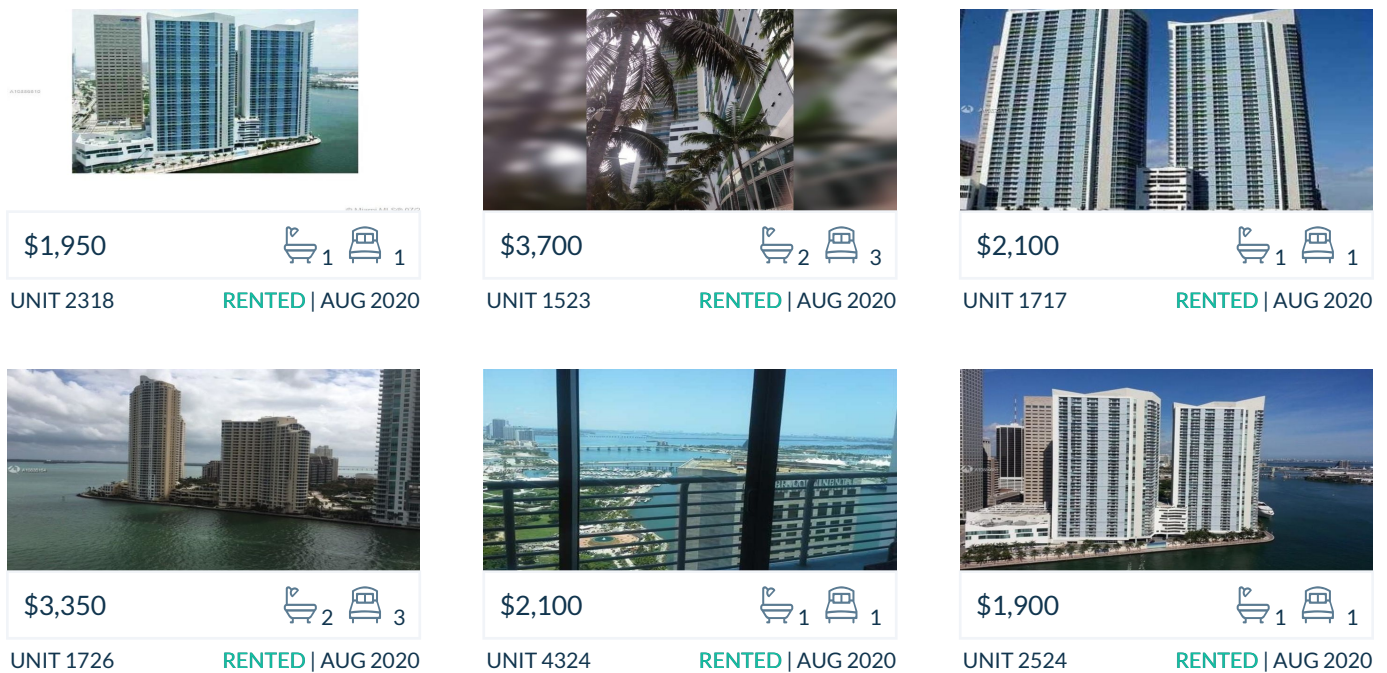
Below the average listing prices of available unit per property type.



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
3521	\$459,500	2/2	\$374.5	1,227	Jul 2020	112
2120	\$225,000	0/1	\$443.8	507	Apr 2020	8
323	\$859,000	3/2	\$479.4	1,792	Apr 2020	349
3919	\$475,000	2/2	\$387.1	1,227	Feb 2020	569
4114	\$420,000	2/2	\$380.1	1,105	Jan 2020	56
1721	\$450,000	2/2	\$366.7	1,227	Jan 2020	89
1614	\$394,000	2/2	\$356.6	1,105	Jan 2020	76
2926	\$540,000	3/2	\$381.4	1,416	Nov 2019	13
3017	\$350,000	1/1	\$403.2	868	Nov 2019	112
1526	\$555,000	3/2	\$391.9	1,416	Nov 2019	63
2326	\$539,000	3/2	\$380.6	1,416	Sep 2019	130
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
3224	\$1,900	1/1	\$2.2	846	Apr 2019	70
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

Rented

LAST 20 PROPERTIES RENTED IN ONE MIAMI EAST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2318	\$1,950	1/1	\$2.3	846	Aug 2020	41
1523	\$3,700	3/2	\$2.1	1,792	Aug 2020	41
1717	\$2,100	1/1	\$2.4	868	Aug 2020	67
1726	\$3,350	3/2	\$2.4	1,416	Aug 2020	145
4324	\$2,100	1/1	\$2.5	846	Aug 2020	40
2524	\$1,900	1/1	\$2.2	846	Aug 2020	22
3721	\$2,800	2/2	\$2.3	1,227	Aug 2020	71
3614	\$2,600	2/2	\$2.4	1,105	Aug 2020	67
1521	\$2,650	2/2	\$2.2	1,227	Aug 2020	70
2820	\$1,600	0/1	\$3.2	507	Jul 2020	38
3618	\$2,000	1/1	\$2.4	846	Jul 2020	7
3918	\$2,000	1/1	\$2.4	846	Jul 2020	84
2414	\$2,600	2/2	\$2.4	1,105	Jul 2020	45
1017	\$2,400	1/1	\$2.8	868	Jul 2020	55
2724	\$1,900	1/1	\$2.2	846	Jul 2020	4
3824	\$2,000	1/1	\$2.4	846	Jul 2020	35
1819	\$2,600	2/2	\$2.1	1,227	Jul 2020	32
1115	\$2,500	2/2	\$2.2	1,145	Jul 2020	287
3424	\$1,925	1/1	\$2.3	846	Jul 2020	35
3826	\$3,550	3/2	\$2.5	1,416	Jul 2020	110

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
317	\$1,850/mth	1/1	\$2.1	868	Aug 2020	ESTEBAN A H...
615	\$430,000	2/2	N/A	N/A	Aug 2020	N/A
615	\$2,599/mth	2/2	N/A	N/A	Aug 2020	N/A
817	\$1,950/mth	1/1	\$2.2	868	Aug 2020	N/A
821	\$2,900/mth	2/2	\$2.4	1227	Aug 2020	CARLOS ROSSO
1214	\$2,400/mth	2/2	\$2.2	1105	Aug 2020	SOLYMARE LLC
1517	\$345,000	1/1	\$397.5	868	Jul 2020	CLAUDIO CES...
1523	\$775,000	3/2	\$432.5	1792	Aug 2020	JUAN M GON...
1624	\$2,000/mth	1/1	\$2.4	846	Jul 2020	N/A
1821	\$2,650/mth	2/2	\$2.2	1227	Aug 2020	JONATHAN N...
1914	\$2,500/mth	2/2	\$2.3	1105	Aug 2020	N/A
1918	\$325,000	1/1	N/A	N/A	Jul 2020	NADEGE JAS...
2016	\$1,900/mth	1/1	\$2.2	846	Aug 2020	LUIS V DIAZ &...
2022	\$2,400/mth	2/2	\$2.1	1169	Aug 2020	N/A
2123	\$3,800/mth	3/2	\$2.1	1792	Aug 2020	KEVIN M & SI...
2123	\$825,000	3/2	\$460.4	1792	Aug 2020	KEVIN M & SI...
2214	\$449,000	2/2	\$406.3	1105	Aug 2020	BENVINDO N...
2226	\$725,000	3/2	\$512.0	1416	Aug 2020	NICHOLAS SA...
2320	\$1,650/mth	0/1	\$3.3	507	Aug 2020	888 BISCAYN...
2415	\$480,000	2/2	\$419.2	1145	Jul 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2415	\$2,600/mth	2/2	\$2.3	1145	Aug 2020	N/A
2417	\$2,200/mth	1/1	\$2.5	868	Aug 2020	FRANCISCO L...
2418	\$2,100/mth	1/1	\$2.5	846	Aug 2020	GEORGE LAW...
2514	\$450,000	2/2	\$407.2	1105	Jul 2020	SHAM MOHA...
2523	\$4,450/mth	3/2	\$2.5	1792	Aug 2020	N/A
2626	\$599,000	3/2	\$423.0	1416	Jul 2020	N/A
2714	\$2,650/mth	2/2	\$2.4	1105	Aug 2020	MATTHEW J...
2718	\$2,150/mth	1/1	\$2.5	846	Aug 2020	MARIA PAUL...
2726	\$3,200/mth	3/2	\$2.3	1416	Aug 2020	ALVARO J LA...
2819	\$2,800/mth	2/2	\$2.3	1227	Aug 2020	SILVIA INES LI...
3015	\$2,700/mth	2/2	\$2.4	1145	Aug 2020	
3220	\$1,900/mth	0/1	\$3.7	507	Jul 2020	DEBORAH BE...
3220	\$235,000	0/1	\$463.5	507	Jun 2020	DEBORAH BE...
3226	\$709,000	3/2	\$500.7	1416	Jul 2020	RICARDO MA...
3319	\$2,500/mth	2/2	\$2.0	1227	Aug 2020	GEORGIA H N...
3421	\$2,850/mth	2/2	\$2.3	1227	Jul 2020	FELIX MENDO...
3422	\$2,600/mth	2/2	\$2.2	1169	Jul 2020	RICARDO AR...
3523	\$895,000	3/2	\$499.4	1792	Jul 2020	JOSE IMAZ LA...
3524	\$2,200/mth	1/1	\$2.6	846	Jul 2020	OCASIO F AG...
3524	\$375,000	1/1	\$443.3	846	Jul 2020	OCASIO F AG...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3619	\$440,000	2/2	N/A	N/A	Jul 2020	ALVARO H AR...
3718	\$2,000/mth	1/1	\$2.4	846	Aug 2020	GUILLERMO F...
3720	\$249,000	0/1	\$491.1	507	Jul 2020	ZUBIN KASSA...
3726	\$3,250/mth	3/2	\$2.3	1416	Jul 2020	JUAN CANIN...
3820	\$248,850	0/1	\$490.8	507	Aug 2020	ALEXANDER F...
3820	\$1,650/mth	0/1	\$3.3	507	Aug 2020	ALEXANDER F...
4020	\$1,500/mth	0/1	\$3.0	507	Aug 2020	SUMMERTIM...
4126	\$599,900	3/2	\$423.7	1416	Aug 2020	NIRANJANA G...
4221	\$2,800/mth	2/2	\$2.3	1227	Aug 2020	ALEJANDRO...
4224	\$345,000	1/1	\$407.8	846	Aug 2020	N/A
4224	\$2,100/mth	1/1	\$2.5	846	Aug 2020	N/A
4315	\$489,000	2/2	\$427.1	1145	Jul 2020	N/A