

Market Report

August, 2022



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

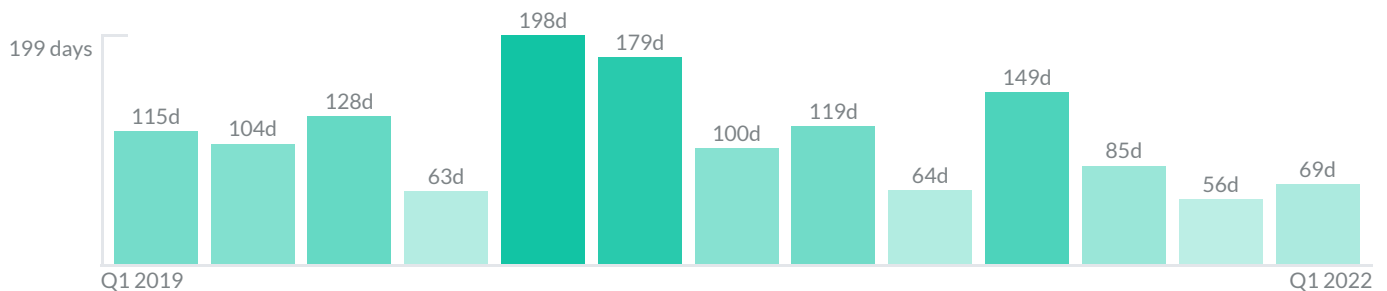
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

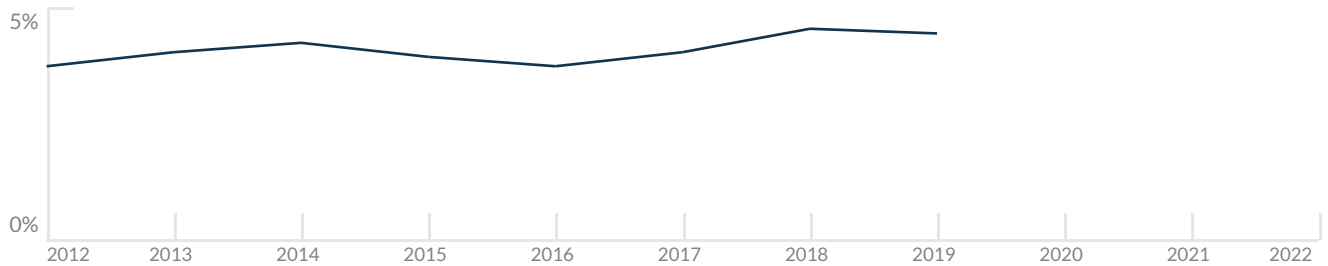


Mortgage Rates

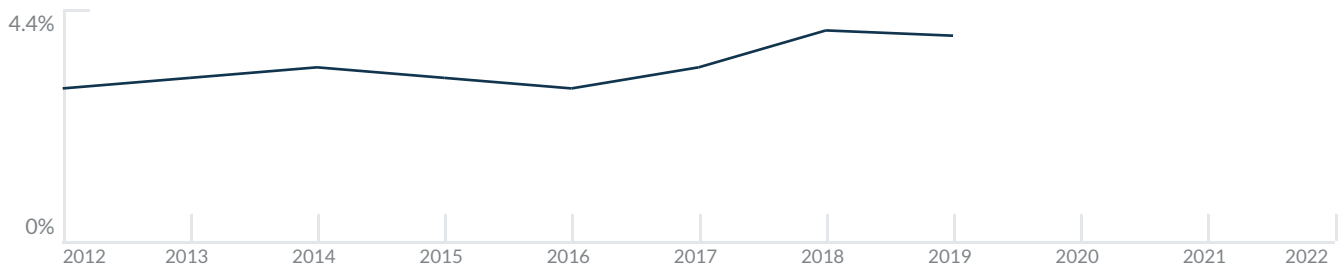
PER YEAR

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©

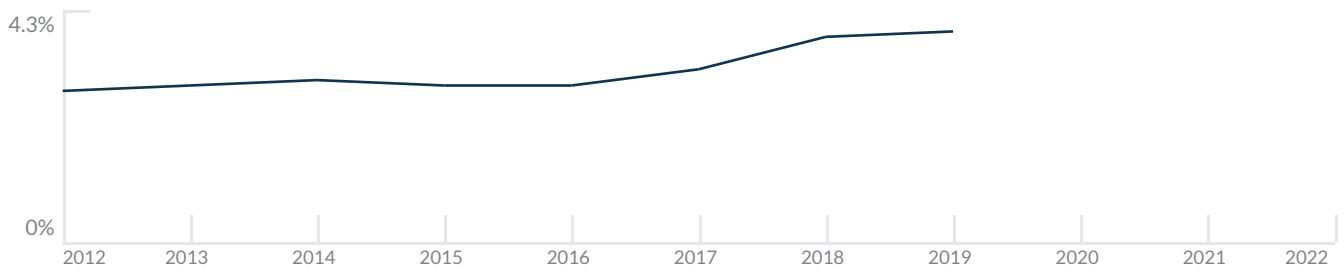
30 YEARS FIXED 4.4%



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 Eng	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

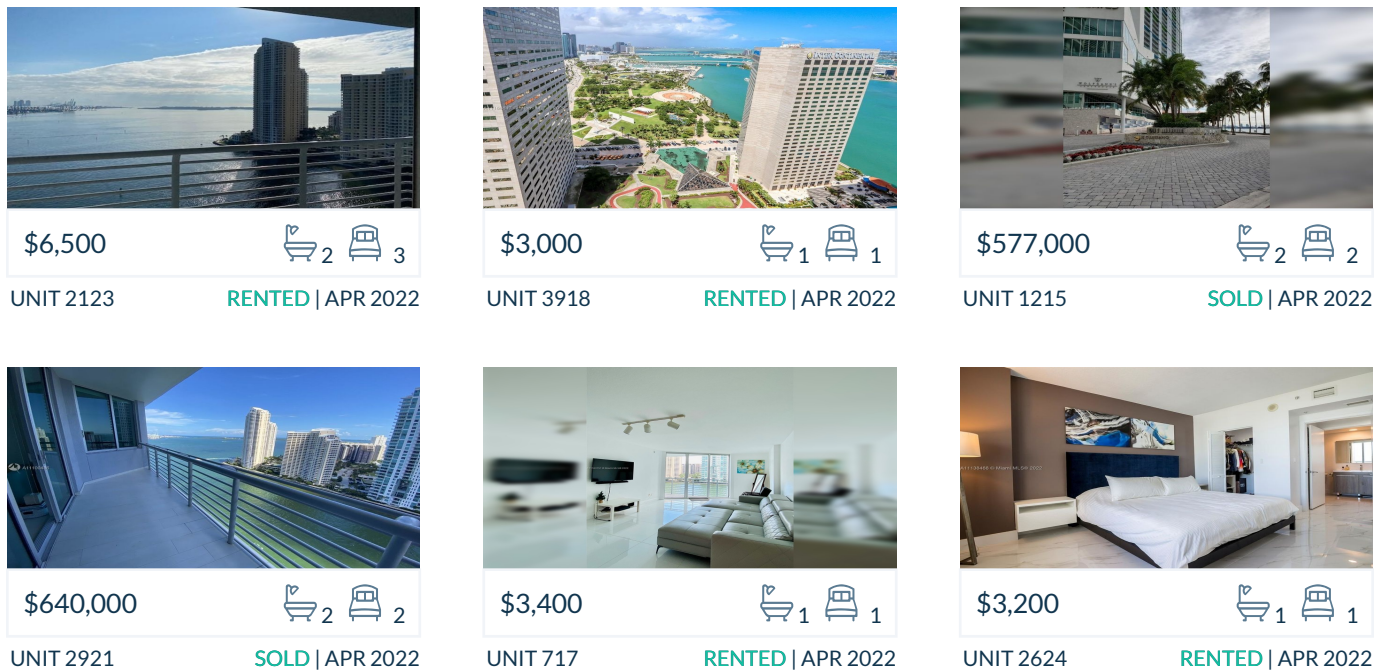
Below the average listing prices of available unit per property type.



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
1215	\$577,000	2/2	\$503.9	1,145	Mar 2022	101
2921	\$640,000	2/2	\$521.6	1,227	Mar 2022	138
2519	\$595,000	2/2	\$484.9	1,227	Feb 2022	12
2615	\$515,000	2/2	\$449.8	1,145	Jan 2022	24
2616	\$390,000	1/1	\$461.0	846	Dec 2021	30
3523	\$950,000	3/2	\$530.1	1,792	Dec 2021	65
3121	\$595,000	2/2	\$484.9	1,227	Nov 2021	59
4216	\$415,000	1/1	\$490.5	846	Nov 2021	106
3314	\$493,500	2/2	\$446.6	1,105	Oct 2021	20
1118	\$315,000	1/1	\$372.3	846	Sep 2021	43
3618	\$340,000	1/1	\$401.9	846	Sep 2021	247
3021	\$550,000	2/2	\$448.2	1,227	Aug 2021	3
LPH 17	\$375,000	1/1	\$432.0	868	Aug 2021	22
3418	\$345,000	1/1	\$407.8	846	Aug 2021	14
3223	\$960,000	3/2	\$535.7	1,792	Aug 2021	28
2722	\$499,000	2/2	\$426.9	1,169	Aug 2021	111
1019	\$499,999	2/2	\$407.5	1,227	Aug 2021	8
2124	\$339,000	1/1	\$400.7	846	Jul 2021	35
2415	\$480,000	2/2	\$419.2	1,145	Jul 2021	334
4015	\$475,000	2/2	N/A	N/A	Jun 2021	17

Rented

LAST 20 PROPERTIES RENTED IN ONE MIAMI EAST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2123	\$6,500	3/2	\$3.6	1,792	Apr 2022	13
3918	\$3,000	1/1	\$3.5	846	Apr 2022	35
717	\$3,400	1/1	\$3.9	868	Mar 2022	13
2624	\$3,200	1/1	\$3.8	846	Feb 2022	4
1524	\$2,500	1/1	\$3.0	846	Feb 2022	42
2818	\$3,000	1/1	\$3.5	846	Jan 2022	2
2314	\$4,000	2/2	\$3.6	1,105	Jan 2022	39
3116	\$2,900	1/1	\$3.4	846	Dec 2021	1
1624	\$2,700	1/1	\$3.2	846	Dec 2021	14
2415	\$3,500	2/2	\$3.1	1,145	Dec 2021	5
1918	\$3,000	1/1	\$3.5	846	Dec 2021	43
817	\$2,900	1/1	\$3.3	868	Dec 2021	11
2517	\$3,000	1/1	\$3.5	868	Dec 2021	30
2726	\$4,500	3/2	\$3.2	1,416	Dec 2021	16
2417	\$2,600	1/1	\$3.0	868	Nov 2021	49
3524	\$3,300	1/1	\$3.9	846	Nov 2021	49
3917	\$2,600	1/1	\$3.0	868	Oct 2021	3
1220	\$1,700	0/1	\$3.4	507	Oct 2021	53
2317	\$2,500	1/1	\$2.9	868	Sep 2021	3
1716	\$2,400	1/1	\$2.8	846	Sep 2021	14

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH26	\$1,300,000	3/2	\$918.1	1416	Feb 2022	N/A
1123	\$6,500/mth	3/2	\$3.6	1792	Dec 2021	N/A
1123	\$870,000	3/2	\$485.5	1792	Feb 2022	N/A
1214	\$3,250/mth	2/2	\$2.9	1105	Feb 2022	SOLYMARE LLC
1214	\$3,700/mth	2/2	\$3.3	1105	Feb 2022	SOLYMARE LLC
1419	\$4,000/mth	2/2	\$3.3	1227	Apr 2022	ANDREA DE G...
2022	\$2,800/mth	2/2	\$2.4	1169	Sep 2021	N/A
2023	\$986,500	3/2	N/A	N/A	Sep 2021	N/A
2122	\$3,800/mth	2/2	\$3.3	1169	Apr 2022	N/A
2418	\$3,150/mth	1/1	\$3.7	846	Apr 2022	GEORGE LAW...
2521	\$3,600/mth	2/2	\$2.9	1227	Sep 2021	ALBERTO MA...
2615	\$4,350/mth	2/2	\$3.8	1145	Feb 2022	CHRISTINE M...
2615	\$4,250/mth	2/2	\$3.7	1145	Apr 2022	CHRISTINE M...
2723	\$899,000	3/2	\$501.7	1792	Feb 2022	REZA OMARZAI
3121	\$3,900/mth	2/2	\$3.2	1227	Sep 2021	CINDY HASSAN
3216	\$3,200/mth	1/1	\$3.8	846	Apr 2022	LIN DAI
3221	\$3,400/mth	2/2	\$2.8	1227	Oct 2021	N/A
3421	\$615,000	2/2	\$501.2	1227	Feb 2022	FELIX MENDO...
3524	\$525,000	1/1	\$620.6	846	Apr 2022	OCASIO F AG...
3920	\$324,900	0/1	\$640.8	507	Feb 2022	HELGA HAER...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3920	\$2,500/mth	0/1	\$4.9	507	Apr 2022	HELGA HAER...
4214	\$4,000/mth	2/2	\$3.6	1105	Apr 2022	Can Tugal
4214	\$700,000	2/2	\$633.5	1105	Apr 2022	Can Tugal
4216	\$3,200/mth	1/1	\$3.8	846	Feb 2022	IVAN JIVKOV
4217	\$3,150/mth	1/1	\$3.6	868	Feb 2022	
4224	\$3,000/mth	1/1	\$3.5	846	Apr 2022	N/A
4318	\$3,385/mth	1/1	\$4.0	846	Feb 2022	THOMAS SKI...