

Market Report

June, 2023



Four Midtown Miami

3301 NE 1st Ave
Miami, FL 33137

Every month we compile this comprehensive market report focus on Four Midtown Miami 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 [4midtowncondosforsale.com](https://www.4midtowncondosforsale.com).

Property Stats

POSTAL CODE 33137

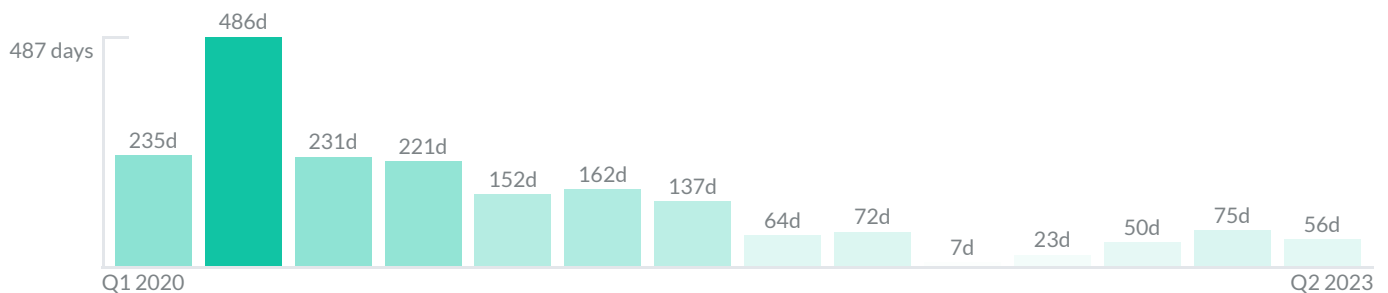
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

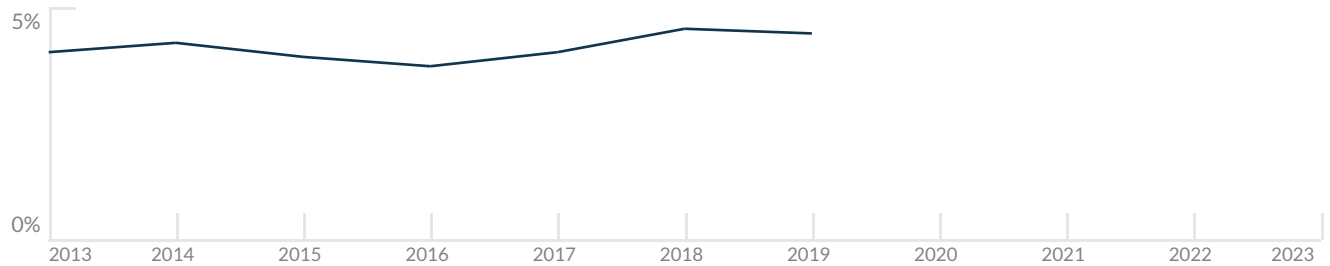


Mortgage Rates

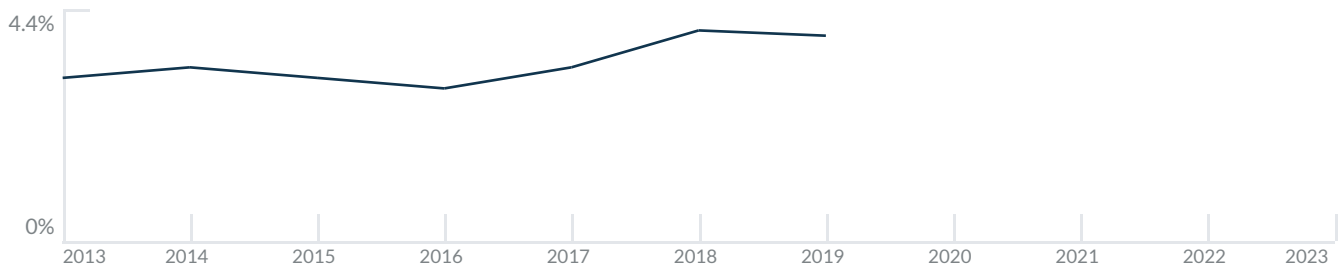
PER YEAR

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©

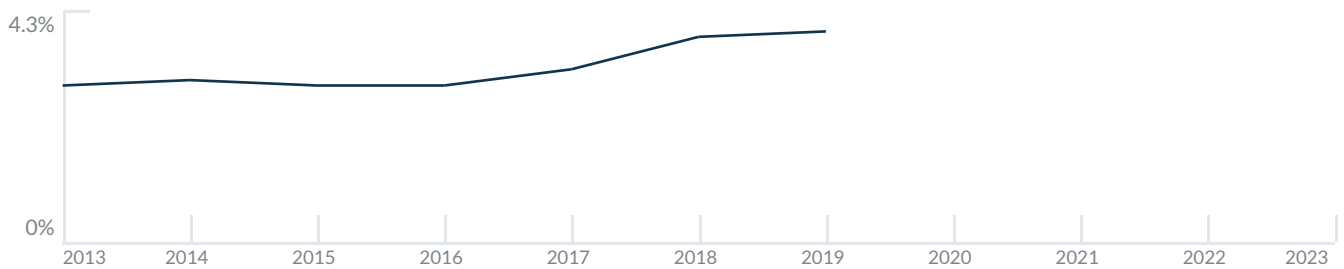
30 YEARS FIXED 4.4%



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
BridgePrep Academy	De Hostos Youth Leadership Academy	Senior High School
5/10	1/10	10/10

Insights

IN FOUR MIDTOWN MIAMI

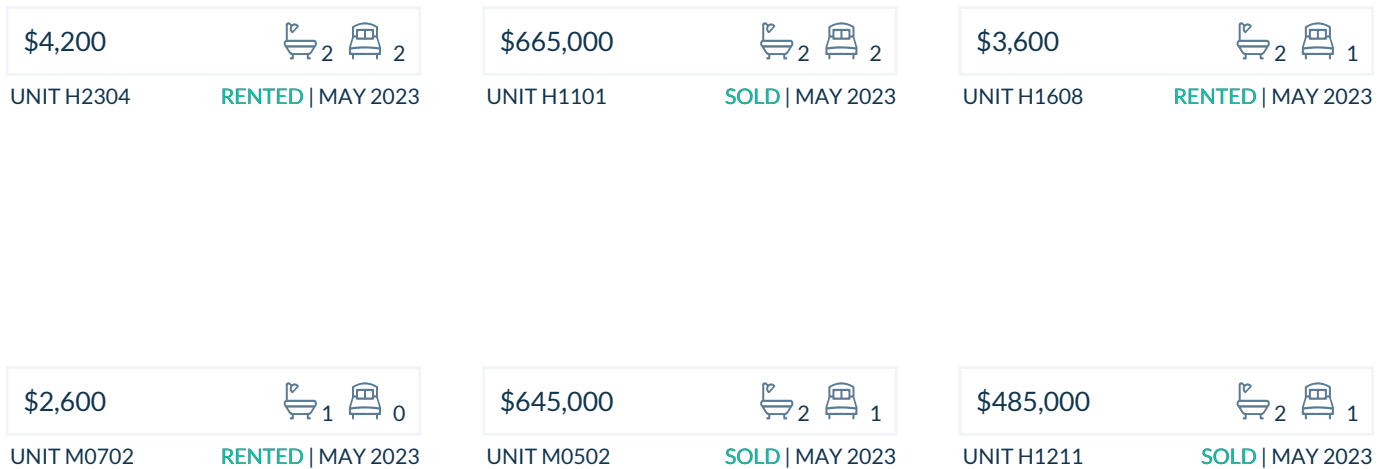
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Four Midtown Miami



Sold

LAST 20 PROPERTIES SOLD IN FOUR MIDTOWN MIAMI

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
H1101	\$665,000	2/2	\$526.9	1,262	May 2023	42
M0502	\$645,000	1/2	\$513.1	1,257	May 2023	18
H1211	\$485,000	1/2	\$637.3	761	May 2023	13
LPH-6	\$1,399,000	2/3	\$792.2	1,766	Apr 2023	197
H1815	\$799,000	2/2	\$633.1	1,262	Apr 2023	52
H2509	\$655,000	2/2	\$554.6	1,181	Apr 2023	13
PH-6	\$2,850,000	4/4	\$918.5	3,103	Mar 2023	99
H2507	\$679,000	2/2	\$574.9	1,181	Mar 2023	111
H2402	\$750,000	2/2	\$593.8	1,263	Feb 2023	77
H1203	\$395,000	0/1	\$603.1	655	Feb 2023	15
H1909	\$640,000	2/2	\$541.9	1,181	Jan 2023	153
H2204	\$725,000	2/2	\$634.9	1,142	Jan 2023	13
LPH-1	\$735,000	2/3	\$542.4	1,355	Jan 2023	60
L0202	\$350,000	1/2	\$492.3	711	Nov 2022	9
H2709	\$690,000	2/2	\$584.3	1,181	Nov 2022	99
113	\$669,300	0/0	N/A	N/A	Oct 2022	71
112	\$667,408	0/0	N/A	N/A	Oct 2022	36
115	\$703,280	0/0	N/A	N/A	Oct 2022	35
M0708	\$750,000	2/2	\$594.3	1,262	Sep 2022	40
M0507	\$650,000	1/2	\$473.4	1,373	Aug 2022	27

Rented

LAST 20 PROPERTIES RENTED IN FOUR MIDTOWN MIAMI

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
H2304	\$4,200	2/2	\$3.7	1,142	May 2023	63
H1608	\$3,600	1/2	\$4.2	861	May 2023	23
M0702	\$2,600	0/1	\$4.1	632	May 2023	82
M-206	\$2,500	0/1	\$3.6	694	May 2023	14
H2406	\$3,300	1/2	\$3.8	861	Apr 2023	4
H0803	\$2,700	0/1	\$4.3	632	Apr 2023	36
H2502	\$5,500	2/2	\$4.4	1,263	Mar 2023	14
H1706	\$3,150	1/2	\$3.7	861	Mar 2023	2
M0312	\$6,500	3/3	\$3.8	1,700	Mar 2023	28
H1203	\$3,100	0/1	\$4.7	655	Mar 2023	23
H1711	\$3,300	1/2	\$4.3	761	Mar 2023	14
H1612	\$4,000	2/2	\$3.2	1,263	Mar 2023	1
H2305	\$3,400	1/2	\$4.5	761	Feb 2023	26
H1908	\$3,200	1/2	\$3.7	861	Feb 2023	8
H2813	\$2,750	0/1	\$4.2	655	Feb 2023	60
H2611	\$3,000	1/2	\$3.9	761	Jan 2023	3
LPH-4	\$7,499	2/3	\$4.2	1,766	Jan 2023	76
H2005	\$3,200	1/2	\$4.2	761	Jan 2023	94
M0509	\$4,000	2/2	\$3.0	1,327	Jan 2023	12
H2301	\$4,200	2/2	\$3.3	1,262	Jan 2023	111

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-7	\$15,000/mth	3/3	\$6.8	2222	Nov 2022	JHOAN SANTI...
M0509	\$700,000	2/2	\$527.5	1327	Aug 2022	
H1607	\$739,000	2/2	\$625.7	1181	Nov 2022	JAYABRATA...
H2415	\$5,850/mth	2/2	\$4.6	1262	Nov 2022	CRISTINA TR...
H3008	\$540,000	1/2	\$627.2	861	Aug 2022	GESNER MON...
L304	\$3,300/mth	1/2	\$4.6	711	Nov 2022	Vacant
H1002	\$695,000	2/2	\$550.3	1263	Nov 2022	SARA VIVIAN...
H1608	\$3,500/mth	1/2	\$4.1	861	Nov 2022	GERARDO AN...
H1712	\$5,500/mth	2/2	\$4.4	1263	Aug 2022	
H0807	\$640,000	2/2	\$541.9	1181	Nov 2022	VIELA INVEST...
H2903	\$435,000	0/1	\$664.1	655	Nov 2022	AARON SMALL
H1413	\$430,000	0/1	\$656.5	655	Aug 2022	
LPH-7	\$1,499,000	3/3	\$674.6	2222	Dec 2022	JHOAN SANTI...
H2101	\$840,000	2/2	\$665.6	1262	Nov 2022	JACKY WERTA
H1909	\$4,300/mth	2/2	\$3.6	1181	Nov 2022	ADRIAN PABL...
H2202	\$4,950/mth	2/2	\$3.9	1263	Aug 2022	
H0905	\$520,000	1/2	\$683.3	761	Aug 2022	THE CALCUL...
H1203	\$3,450/mth	0/1	\$5.3	655	Aug 2022	
H1002	\$4,850/mth	2/2	\$3.8	1263	Aug 2022	SARA VIVIAN...
H2606	\$3,500/mth	1/2	\$4.1	861	Aug 2022	FERNANDO O...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
H2613	\$2,800/mth	0/1	\$4.3	655	Aug 2022	PAUL J FEUC...
L0202	\$3,150/mth	1/2	\$4.4	711	Nov 2022	N/A
H2005	\$520,000	1/2	\$683.3	761	Nov 2022	
M0308	\$695,000	2/2	\$523.7	1327	Nov 2022	ACB MANAG...
M0509	\$3,900/mth	2/2	\$2.9	1327	Dec 2022	
M0312	\$1,100,000	3/3	\$647.1	1700	Feb 2023	
H1815	\$899,000	2/2	\$712.4	1262	Nov 2022	ALCEU ROHL...
LPH-4	\$6,500/mth	2/3	\$3.7	1766	Nov 2022	ARMANDO AL...
H2210	\$4,100/mth	2/2	\$3.6	1142	Nov 2022	MARCELA PE...
H1103	\$2,650/mth	0/1	\$4.0	655	Nov 2022	N/A
L0202	\$3,000/mth	1/2	\$4.2	711	Nov 2022	ISIDOR KLEIN...
M0313	\$699,999	2/2	\$571.0	1226	May 2023	NESTOR E RUIZ
H0915	\$650,000	2/2	\$515.1	1262	May 2023	EASTGATE MI...
H1009	\$4,000/mth	2/2	\$3.4	1181	Jan 2023	
M0308	\$649,000	2/2	\$489.1	1327	Feb 2023	ACB MANAG...
H1909	\$4,200/mth	2/2	\$3.6	1181	Jan 2023	ADRIAN PABL...
H1705	\$2,800/mth	1/2	\$3.7	761	Mar 2023	OSWALDO V...
L0202	\$475,000	1/2	\$668.1	711	Feb 2023	ISIDOR KLEIN...
L0301	\$580,000	1/2	\$670.5	865	Feb 2023	N/A
H1107	\$3,800/mth	2/2	\$3.2	1181	May 2023	ANDREA OTTI...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
H1615	\$4,200/mth	2/2	\$3.3	1262	Apr 2023	LINDSEY BOM...
PH-6	\$19,500/mth	4/4	\$6.3	3103	Apr 2023	KEITH A CLAY...
N/A	\$645,000	1/2	\$513.1	1257	Mar 2023	
H2009	\$4,200/mth	2/2	\$3.6	1181	Apr 2023	MARCELO N P...
H1007	\$3,900/mth	2/2	\$3.3	1181	May 2023	FABIAN CAIN...
M0308	\$3,800/mth	1/2	\$2.9	1327	May 2023	ACB MANAG...
H3012	\$4,400/mth	2/2	\$3.5	1263	Apr 2023	LLC G & G...
H1110	\$4,000/mth	2/2	\$3.5	1142	May 2023	ELIAS CASSIS...
M201	\$480,000	0/1	\$594.1	808	Apr 2023	JUAN ANDRE...
H2008	\$599,000	1/2	\$695.7	861	Apr 2023	WILLEM M DE...
M0510	\$1,375,000	3/3	\$625.0	2200	May 2023	
H1105	\$520,000	1/2	\$683.3	761	May 2023	MIKE STROH...
H1008	\$3,250/mth	1/2	\$3.8	861	May 2023	MARCOS MAL...
H2115	\$4,650/mth	2/2	\$3.7	1262	May 2023	ALEJANDRO...
H1502	\$829,000	2/2	\$656.4	1263	May 2023	KENNETH WI...
N/A	\$650,000	0/0	N/A	N/A	May 2023	N/A
H3005	\$3,400/mth	1/2	\$4.5	761	May 2023	GALINA WOS...
H2903	\$3,000/mth	0/1	\$4.6	655	May 2023	AARON SMALL
H2905	\$2,999/mth	1/2	\$3.9	761	May 2023	
114	\$4,100	0/0	N/A	N/A	May 2023	N/A