

Market Report

March, 2019



400 Sunny Isles

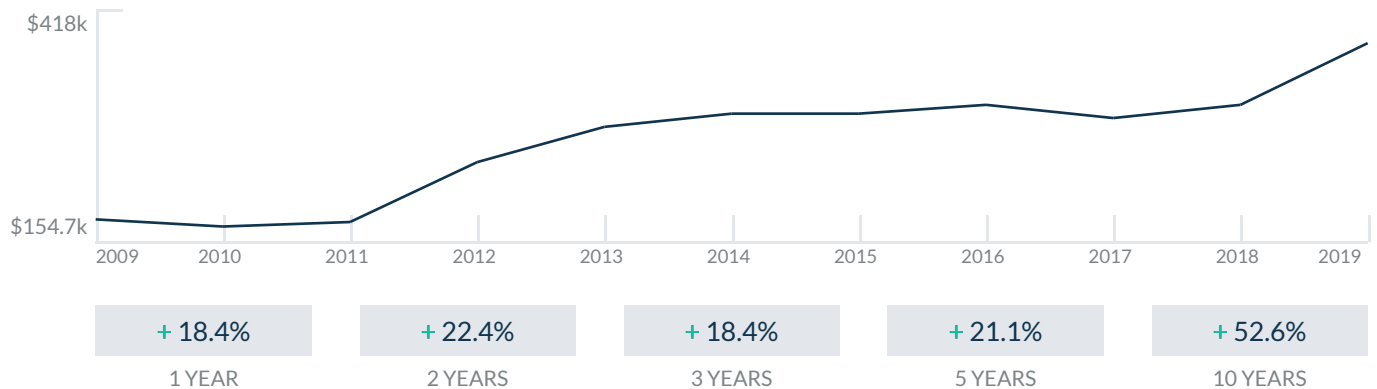
400 Sunny Isles BLVD
Sunny Isles Beach, FL 33160

Every month we compile this comprehensive market report focus on 400 Sunny Isles 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 400sunnyislesapartments.com.

Property Stats

POSTAL CODE 33160

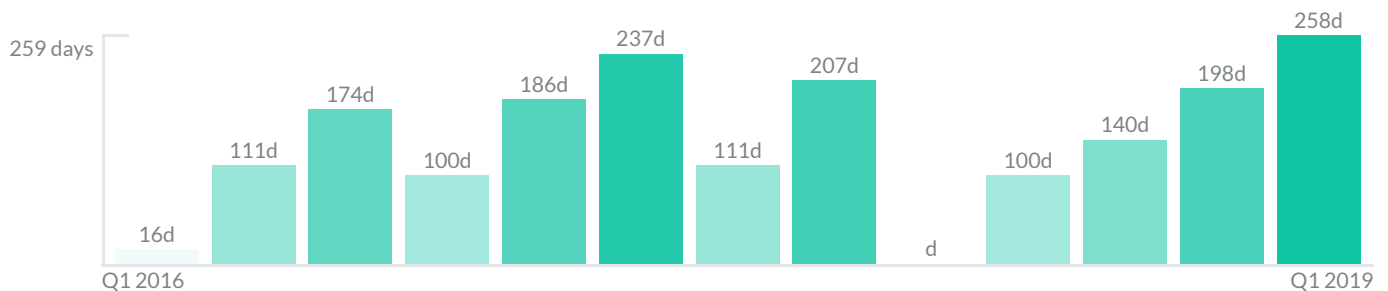
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

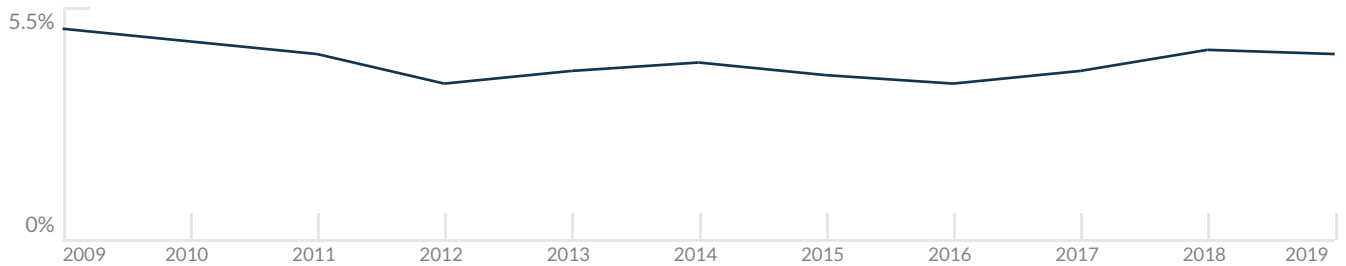


Mortgage Rates

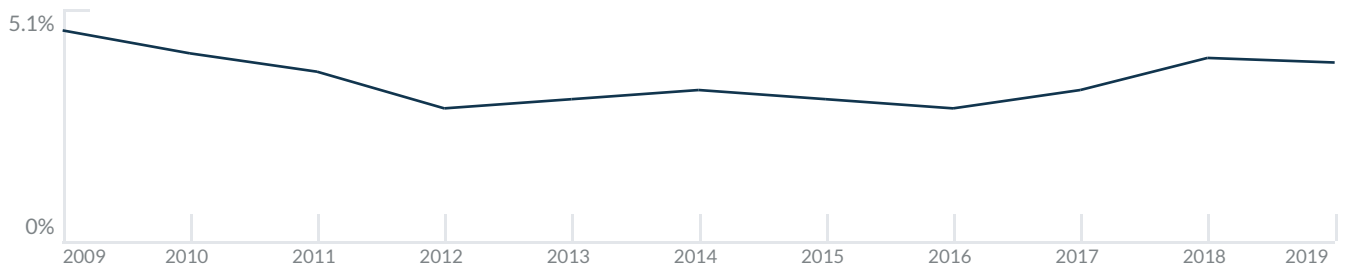
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the United 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
Aventura City Of Excellence School District	Arundel School District	North Tracy Mourning Senior High
10/10	NR	7/10
		Biscayne Bay Campus

Insights

IN 400 SUNNY ISLES

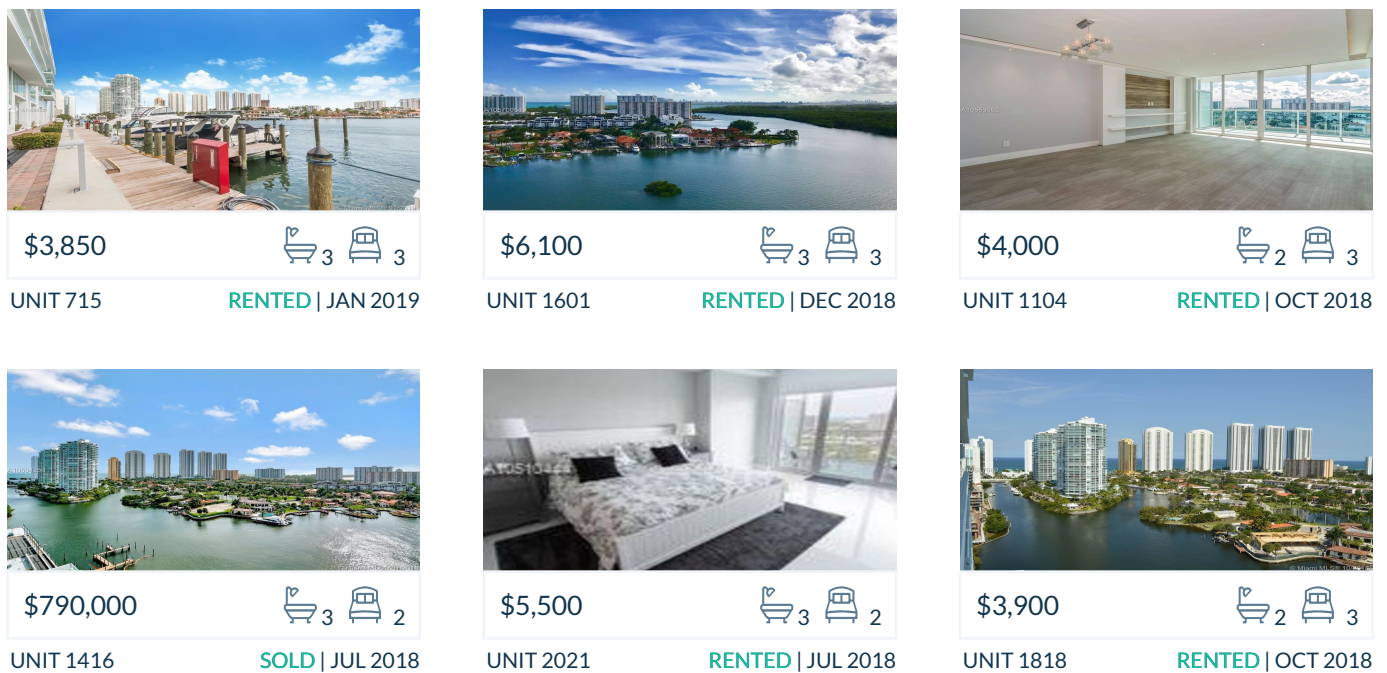
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 400 Sunny Isles



Sold

LAST 20 PROPERTIES SOLD IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1416	\$790,000	2/3	\$466.9	1,692	Feb 2019	258
N/A	\$1,400	0/0	N/A	N/A	Nov 2018	96
1207	\$699,000	2/3	\$408.8	1,710	Nov 2018	72
503	\$739,000	3/2	N/A	N/A	Oct 2018	211
906	\$800,000	2/3	\$473.4	1,690	Oct 2018	262
1605	\$805,000	3/2	\$472.1	1,705	Oct 2018	237
1504	\$895,000	3/2	\$524.9	1,705	Oct 2018	503
PH-03	\$1,400,000	3/4	\$620.6	2,256	Oct 2018	6
N/A	\$199,000	0/0	N/A	N/A	Sep 2018	75
2005	\$2,600,000	4/4	\$765.8	3,395	Sep 2018	92
119	\$680,000	2/3	\$483.0	1,408	Aug 2018	70
2004	\$1,699,999	4/3	\$550.5	3,088	Aug 2018	118
521	\$725,000	3/2	N/A	N/A	Jul 2018	344
2018	\$1,450,000	4/4	\$469.6	3,088	Jun 2018	126
1620	\$869,000	2/3	\$501.7	1,732	May 2018	43
PH-0...	\$1,599,900	3/3	\$709.2	2,256	May 2018	159
1501	\$995,000	3/3	\$589.5	1,688	May 2018	66
1617	\$789,000	3/3	\$462.8	1,705	Apr 2018	107
1705	\$735,000	3/2	\$431.1	1,705	Feb 2018	N/A
1615	\$1,190,000	3/3	\$635.7	1,872	Dec 2017	652

Rented

LAST 20 PROPERTIES RENTED IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1601	\$6,100	3/3	\$3.6	1,688	Mar 2019	83
715	\$3,850	3/3	\$2.3	1,687	Mar 2019	29
1104	\$4,000	3/2	\$2.3	1,705	Feb 2019	111
2021	\$5,500	2/3	\$3.2	1,704	Feb 2019	172
1818	\$3,900	3/2	\$2.3	1,705	Feb 2019	105
1418	\$3,900	3/2	\$2.3	1,705	Jan 2019	89
1621	\$4,000	3/3	N/A	N/A	Jan 2019	76
803	\$4,800	3/3	\$2.4	1,997	Jan 2019	61
1908	\$4,995	3/3	\$3.0	1,686	Jan 2019	238
706	\$2,750	1/2	\$2.5	1,113	Dec 2018	174
1608	\$5,000	3/3	\$2.7	1,874	Nov 2018	25
1202	\$4,000	2/3	\$2.2	1,849	Nov 2018	43
1115	\$4,499	3/3	\$2.7	1,687	Nov 2018	135
501	\$5,500	3/2	\$3.8	1,446	Nov 2018	126
317	\$4,500	3/2	\$3.4	1,330	Nov 2018	93
1602	\$3,800	3/3	\$1.8	2,076	Nov 2018	61
621	\$3,450	2/2	\$2.8	1,212	Nov 2018	6
721	\$3,200	1/2	\$2.9	1,113	Nov 2018	25
1401	\$6,000	3/3	N/A	N/A	Oct 2018	131
401	\$4,200	2/2	\$2.9	1,448	Oct 2018	41

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$850	0/0	N/A	N/A	Nov 2016	N/A
UL-26	\$220,000	0/0	N/A	N/A	Sep 2018	N/A
DD	\$750	0/0	N/A	N/A	Oct 2018	N/A
DD	\$70,000	0/0	N/A	N/A	Oct 2018	N/A
DD319	\$75,000	0/0	N/A	N/A	Dec 2018	N/A
UL-22	\$175,000	0/0	N/A	N/A	Jan 2019	N/A
DD	\$95,000	0/0	N/A	N/A	Jan 2019	N/A
UL-4	\$4,500	0/0	N/A	N/A	Jan 2019	N/A
DD118	\$90,000	0/0	N/A	N/A	Feb 2019	N/A
N/A	\$128,500	0/0	N/A	N/A	Feb 2019	N/A
N/A	\$128,500	0/0	N/A	N/A	Feb 2019	N/A
N/A	\$128,500	0/0	N/A	N/A	Feb 2019	N/A
104	\$999,900	2/3	\$762.1	1312	Oct 2018	N/A
105	\$899,000	2/3	\$684.2	1314	Nov 2018	N/A
106	\$799,000	2/3	\$608.1	1314	Feb 2019	N/A
119	\$845,000	3/3	\$600.1	1408	Jan 2019	N/A
319	\$820,000	3/2	\$616.5	1330	Jul 2018	N/A
401	\$950,000	2/2	\$656.1	1448	Feb 2017	FREDDY DAL...
415	\$985,000	3/2	\$656.2	1501	Jan 2017	MEYER LEVY
419	\$4,000/mth	3/2	\$3.0	1330	May 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
419	\$725,000	3/2	\$537.0	1350	Jul 2018	N/A
501	\$1,300,000	3/2	\$966.5	1345	Jun 2018	N/A
515	\$695,000	3/2	\$514.8	1350	Feb 2016	N/A
606	\$3,200/mth	1/2	\$2.9	1091	Oct 2018	N/A
606	\$799,000	1/2	\$732.4	1091	Oct 2018	N/A
617	\$760,000	1/2	\$639.7	1188	Dec 2015	N/A
618	\$890,000	3/2	\$522.0	1705	Mar 2019	N/A
620	\$920,000	2/2	\$843.3	1091	Feb 2018	N/A
705	\$850,000	3/2	\$498.5	1705	Sep 2018	N/A
705	\$4,222/mth	3/2	\$2.5	1705	Dec 2018	N/A
706	\$645,000	1/2	\$579.5	1113	Feb 2017	FREDDY DAL...
708	\$990,000	3/3	\$510.6	1939	Jan 2019	N/A
720	\$671,999	1/2	\$616.5	1090	Nov 2017	N/A
722	\$995,000	3/3	\$589.8	1687	Nov 2017	ANTONIO CA...
722	\$5,000/mth	3/3	\$3.0	1687	Dec 2018	N/A
901	\$1,550,000	3/3	\$918.2	1688	Oct 2018	N/A
904	\$840,000	3/2	\$492.7	1705	Nov 2018	N/A
916	\$779,900	2/3	\$444.9	1753	May 2018	N/A
920	\$1,400,000	3/3	\$791.4	1769	Feb 2019	N/A
920	\$5,500/mth	3/3	N/A	N/A	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1001	\$1,390,000	3/3	\$823.5	1688	Sep 2018	N/A
1004	\$4,500/mth	3/2	\$2.6	1705	Jan 2019	N/A
1016	\$1,150,000	2/3	\$740.5	1553	Sep 2018	N/A
1022	\$1,095,000	3/3	\$649.1	1687	Jan 2019	N/A
1120	\$5,350/mth	3/3	\$3.4	1553	Aug 2018	N/A
1201	\$1,280,000	3/3	\$758.3	1688	Aug 2017	JUAN PABLO...
1201	\$6,000/mth	3/3	\$3.6	1688	Jun 2018	JUAN PABLO...
1217	\$947,000	2/3	\$546.8	1732	Feb 2018	N/A
1218	\$990,000	3/2	\$540.1	1833	Jul 2018	N/A
1219	\$860,000	3/2	\$504.4	1705	Jan 2019	N/A
1220	\$999,900	3/3	\$577.3	1732	Mar 2019	N/A
1401	\$1,590,000	3/3	\$820.0	1939	Feb 2019	N/A
1405	\$935,000	3/2	\$548.4	1705	Jan 2017	N/A
1419	\$1,150,000	3/2	\$674.5	1705	Jul 2018	RAFAEL ANT...
1421	\$3,850/mth	2/3	\$2.4	1579	Feb 2019	N/A
1506	\$1,000,000	2/3	\$643.9	1553	Aug 2017	N/A
1517	\$990,000	2/3	N/A	N/A	Apr 2018	SAUL KIZER D...
1517	\$4,000/mth	2/3	N/A	N/A	Nov 2018	N/A
1520	\$4,100/mth	3/3	\$2.6	1553	Oct 2018	N/A
1604	\$4,800/mth	3/2	\$2.8	1705	Dec 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1616	\$4,700/mth	2/3	\$2.7	1753	Feb 2019	N/A
1715	\$899,500	3/3	\$533.2	1687	Feb 2019	N/A
1716	\$1,300,000	2/3	\$762.9	1704	Jan 2016	N/A
1719	\$999,000	3/2	\$585.9	1705	Mar 2018	N/A
1803	\$1,300,000	3/3	\$764.7	1700	Jun 2016	VERSAILLES...
1803	\$4,100/mth	3/3	\$2.6	1553	Mar 2019	N/A
1904	\$924,900	3/2	\$542.5	1705	Sep 2018	N/A
1908	\$1,149,000	3/3	\$681.5	1686	Aug 2018	N/A
1916	\$999,000	3/3	\$569.9	1753	Jan 2019	N/A
2007	\$995,000	2/3	\$640.7	1553	Aug 2018	N/A
2008	\$3,500,000	4/4	\$1,114.6	3140	Jun 2017	N/A
2015	\$2,769,000	4/4	\$881.8	3140	May 2018	N/A
2022	\$2,300,000	4/4	\$737.2	3120	Oct 2018	N/A