

Market Report

April, 2019



400 Sunny Isles

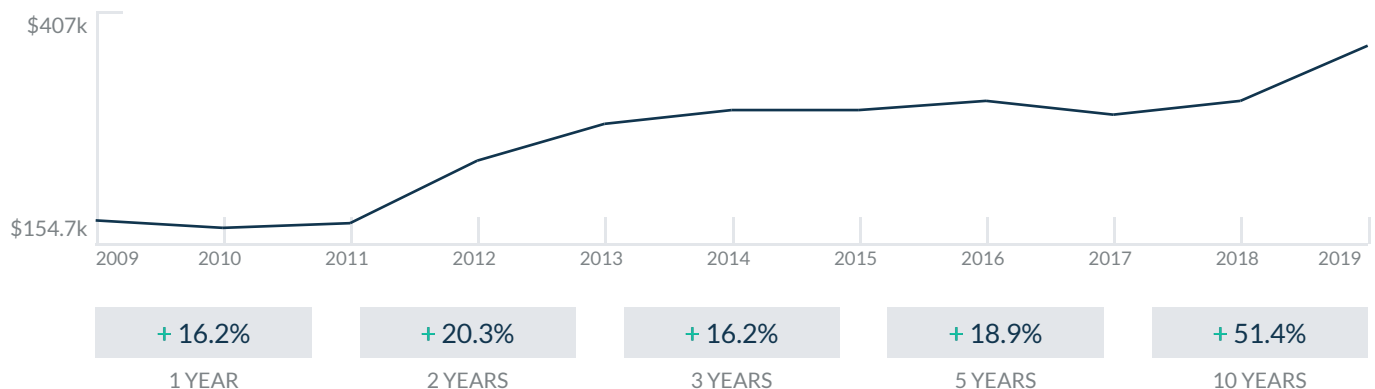
400 Sunny Isles BLVD
Sunny Isles Beach, FL 33160

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

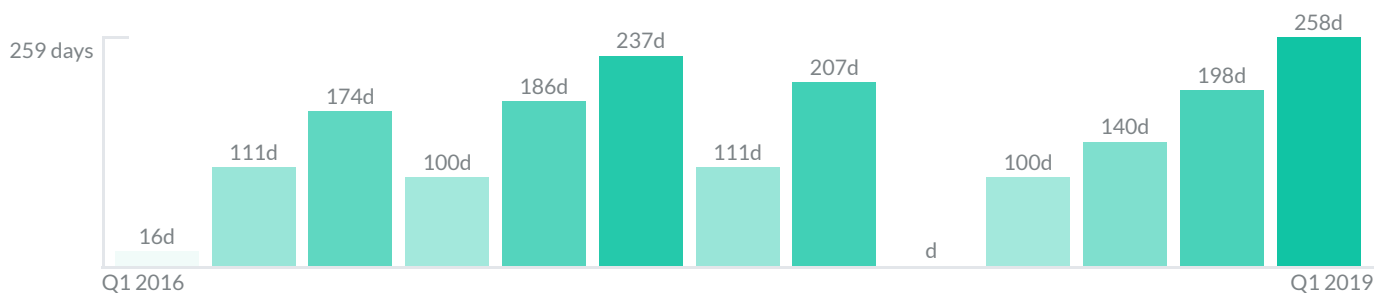
The property stats graph represents the median price evolution since ten years in your postal code area.



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

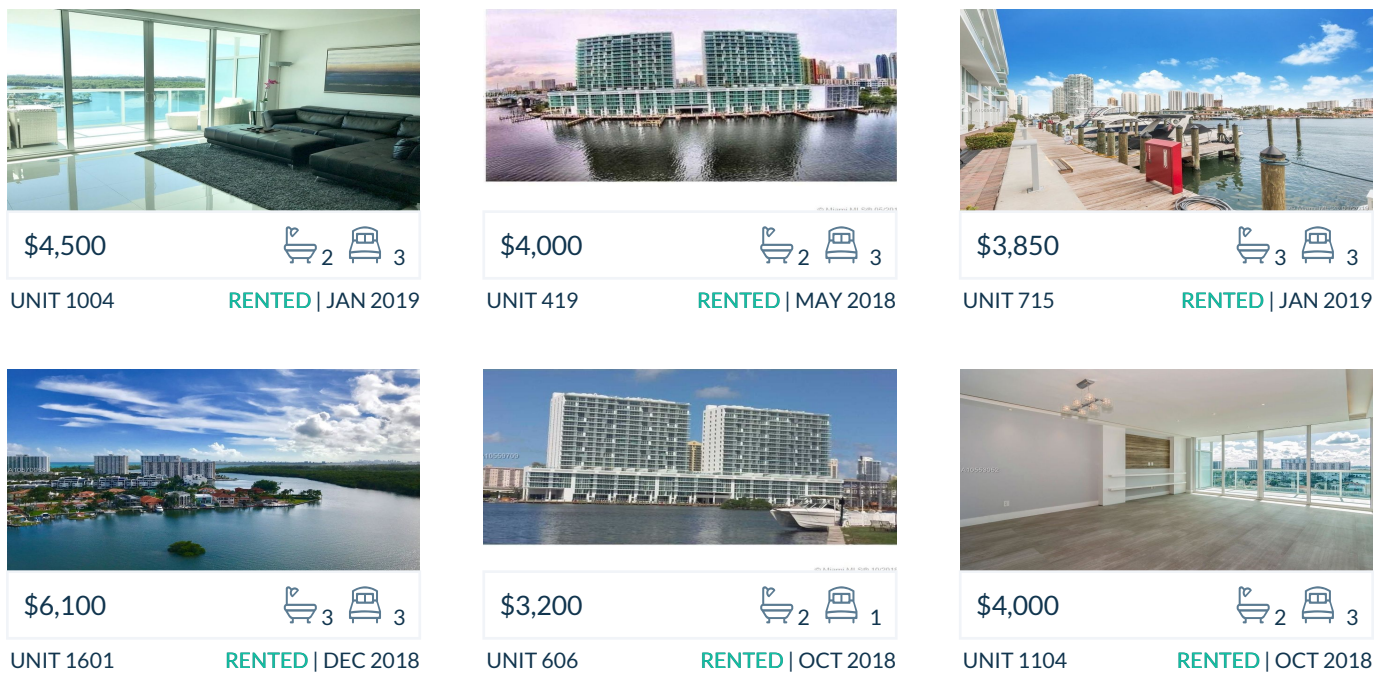
Below the average listing prices of available unit per property type.



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 |
|------|---------|------------|---------|-------|-------------|----------------|
| 606 | \$3,200 | 1/2 | \$2.9 | 1,091 | Mar 2019 | 129 |
| 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 |
| 1721 | \$4,000 | 3/3 | \$2.5 | 1,579 | Feb 2019 | 77 |
| 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 |

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 |
| 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 |
| N/A | \$125,000 | 0/0 | N/A | N/A | Feb 2019 | N/A |
| N/A | \$125,000 | 0/0 | N/A | N/A | Feb 2019 | N/A |
| N/A | \$125,000 | 0/0 | N/A | N/A | Feb 2019 | N/A |
| N/A | \$4,500/mth | 3/3 | \$2.7 | 1687 | Apr 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 |
| 107 | \$4,000/mth | 2/3 | \$3.0 | 1354 | Apr 2019 | N/A |
| 120 | \$699,000 | 2/3 | \$497.2 | 1406 | Mar 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 | \$725,000 | 3/2 | \$537.0 | 1350 | Jul 2018 | N/A |

Currently Listed

ACTIVE LISTINGS 2/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|---------------|
| 501 | \$1,300,000 | 3/2 | \$966.5 | 1345 | Jun 2018 | N/A |
| 501 | \$5,000/mth | 3/2 | \$3.5 | 1440 | Mar 2019 | N/A |
| 515 | \$695,000 | 3/2 | \$514.8 | 1350 | Feb 2016 | N/A |
| 601 | \$1,650,000 | 3/3 | \$970.6 | 1700 | Mar 2019 | N/A |
| 603 | \$3,600/mth | 2/2 | \$3.3 | 1091 | Jan 2019 | N/A |
| 617 | \$760,000 | 1/2 | \$639.7 | 1188 | Dec 2015 | N/A |
| 618 | \$850,000 | 3/2 | \$498.5 | 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 | \$695,000 | 2/3 | \$396.5 | 1753 | Mar 2019 | 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 |
| 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 | \$975,000 | 3/2 | \$531.9 | 1833 | Jul 2018 | N/A |
| 1219 | \$4,100/mth | 3/2 | \$2.2 | 1865 | Jun 2018 | TWELVE NINE... |
| 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 | \$941.9 | 1688 | Feb 2019 | N/A |
| 1405 | \$935,000 | 3/2 | \$548.4 | 1705 | Jan 2017 | N/A |
| 1408 | \$995,000 | 3/3 | \$590.2 | 1686 | Mar 2019 | N/A |
| 1419 | \$1,150,000 | 3/2 | \$674.5 | 1705 | Jul 2018 | RAFAEL ANT... |
| 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 |
| 1616 | \$4,700/mth | 2/3 | \$2.7 | 1753 | Feb 2019 | N/A |

Currently Listed

ACTIVE LISTINGS 4/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|-----------|------|--------------|---------------|
| 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 |