

Market Report

May, 2019



400 Sunny Isles

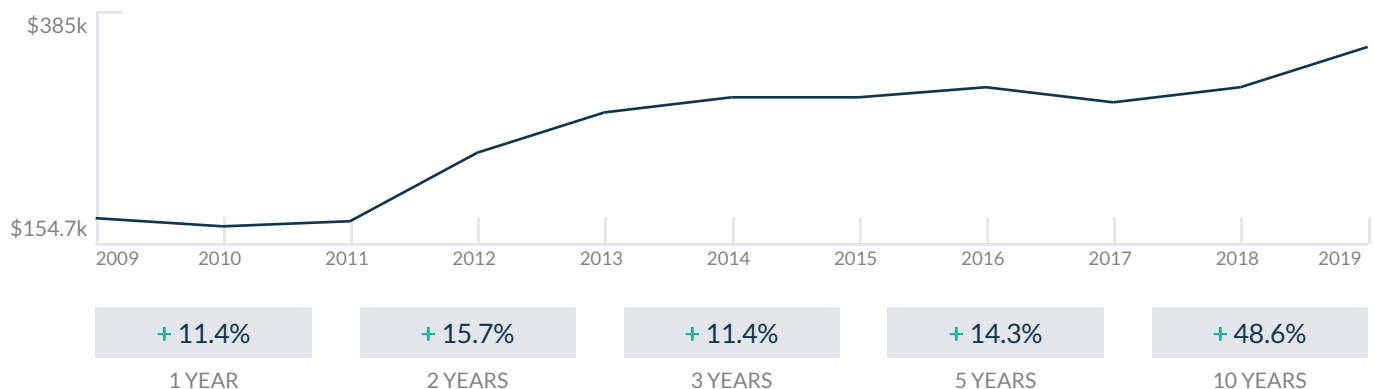
400 Sunny Isles BLVD
Sunny Isles Beach, FL 33160

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

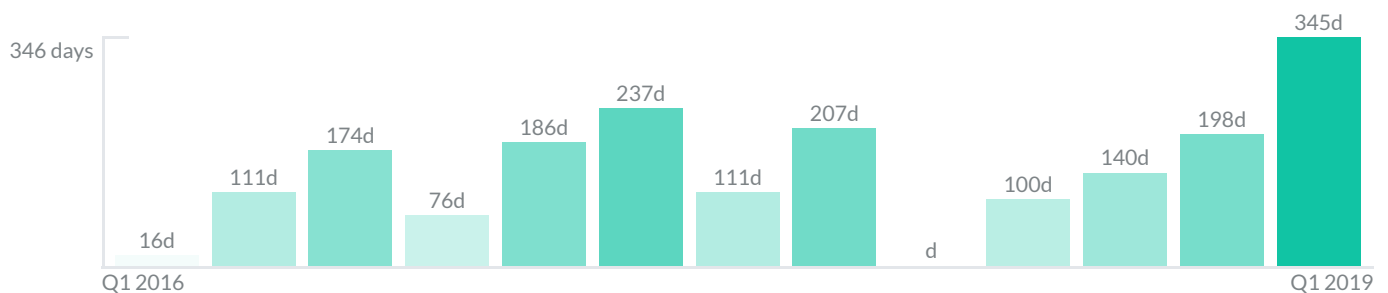
The property stats graph represents the median price evolution since ten years in your postal code area.



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 Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

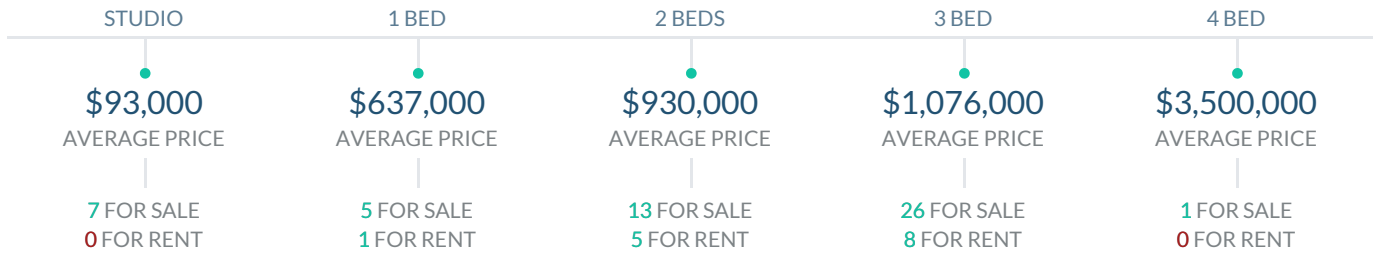
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	North Miami Middle School	North Miami Beach Senior High School
10/10	4/10	4/10

Insights

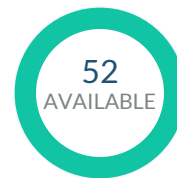
IN 400 SUNNY ISLES

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



-2.2% to 3.1%
CAP RATE
Yearly net income when rent

216.9%
NEGOTIABILITY
What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

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



\$899,500



UNIT 1715

SOLD | FEB 2019



\$5,000



UNIT 501

RENTED | MAR 2019



\$4,500



UNIT 1004

RENTED | JAN 2019



\$4,000



UNIT 419

RENTED | MAY 2018



\$699,000



UNIT 907

SOLD | NOV 2017



\$3,850



UNIT 715

RENTED | JAN 2019

Sold

LAST 20 PROPERTIES SOLD IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
907	\$699,000	2/3	\$378.0	1,849	Mar 2019	431
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

Rented

LAST 20 PROPERTIES RENTED IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1004	\$4,500	3/2	\$2.6	1,705	Apr 2019	62
419	\$4,000	3/2	\$3.0	1,330	Mar 2019	312
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

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
DD	\$750	0/0	N/A	N/A	Oct 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
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	\$777,000	2/3	\$591.3	1314	Feb 2019	N/A
120	\$695,000	2/3	\$494.3	1406	Mar 2019	N/A
319	\$770,000	3/2	\$578.9	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
501	\$1,300,000	3/2	\$966.5	1345	Jun 2018	N/A
601	\$1,650,000	3/3	\$970.6	1700	Mar 2019	N/A
602	\$3,899/mth	2/2	\$3.5	1113	Apr 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

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
618	\$850,000	3/2	\$498.5	1705	Mar 2019	N/A
620	\$920,000	2/2	\$843.3	1091	Feb 2018	N/A
702	\$550,000	1/2	\$494.2	1113	May 2019	N/A
705	\$820,000	3/2	\$480.9	1705	Sep 2018	N/A
705	\$4,000/mth	3/2	\$2.3	1705	Dec 2018	N/A
706	\$645,000	1/2	\$579.5	1113	Feb 2017	FREDDY DAL...
707	\$3,200/mth	1/2	\$2.9	1113	Apr 2019	N/A
707	\$560,000	1/2	\$503.1	1113	Apr 2019	N/A
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
820	\$5,200/mth	2/3	\$3.3	1553	May 2019	N/A
901	\$1,550,000	3/3	\$918.2	1688	Apr 2019	N/A
904	\$840,000	3/2	\$492.7	1705	Nov 2018	N/A
916	\$690,000	2/3	\$393.6	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
1001	\$1,390,000	3/3	\$823.5	1688	Sep 2018	N/A
1016	\$927,000	2/3	\$596.9	1553	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1022	\$995,000	3/3	\$589.8	1687	Jan 2019	N/A
1105	\$4,100/mth	3/2	\$2.4	1705	Apr 2019	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	\$937,000	2/3	\$541.0	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	\$829,000	3/2	\$486.2	1705	Jan 2019	N/A
1220	\$949,000	3/3	\$547.9	1732	Mar 2019	N/A
1401	\$1,590,000	3/3	\$941.9	1688	Feb 2019	N/A
1401	\$6,000/mth	3/3	\$3.6	1688	Apr 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	\$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	\$4,500/mth	2/3	\$2.6	1753	Feb 2019	N/A
1716	\$1,300,000	2/3	\$762.9	1704	Jan 2016	N/A
1719	\$839,900	3/2	\$492.6	1705	Mar 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1803	\$1,099,000	3/3	\$646.5	1700	Jun 2016	VERSAILLES...
1904	\$919,900	3/2	\$539.5	1705	Sep 2018	N/A
1908	\$1,149,000	3/3	\$681.5	1686	Aug 2018	N/A
1916	\$999,000	2/3	\$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