



400 Sunny Isles

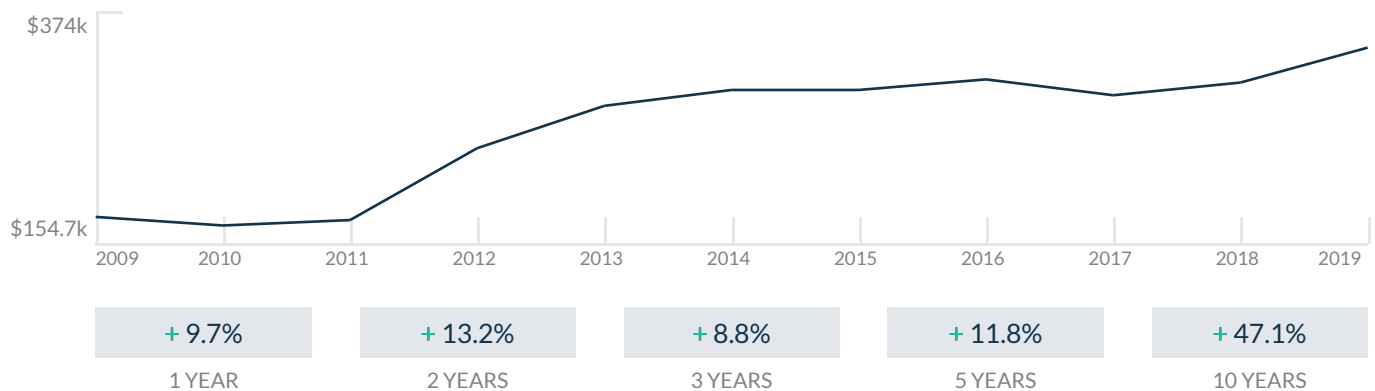
400 Sunny Isles BLVD
Sunny Isles Beach, FL 33160

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

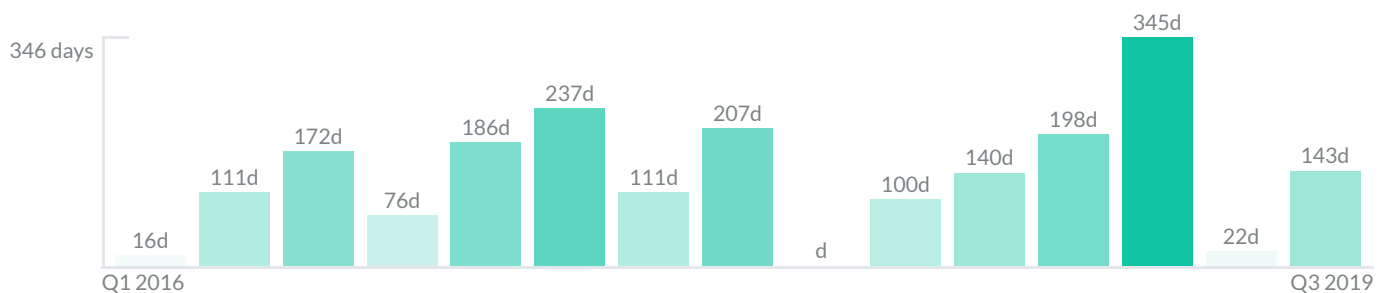
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

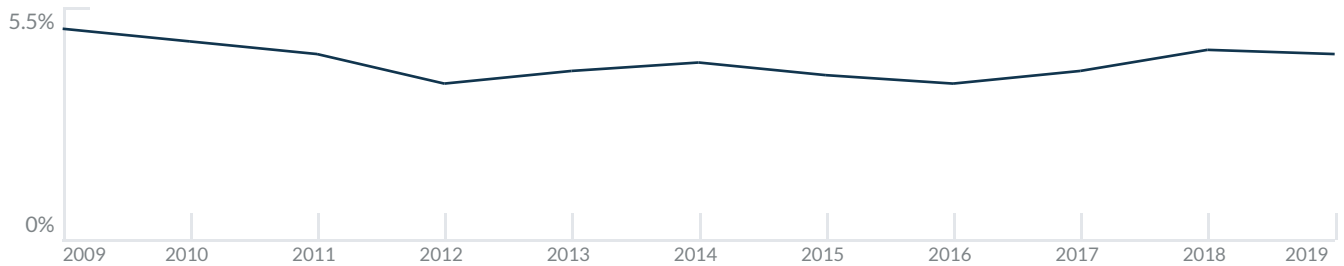


Mortgage Rates

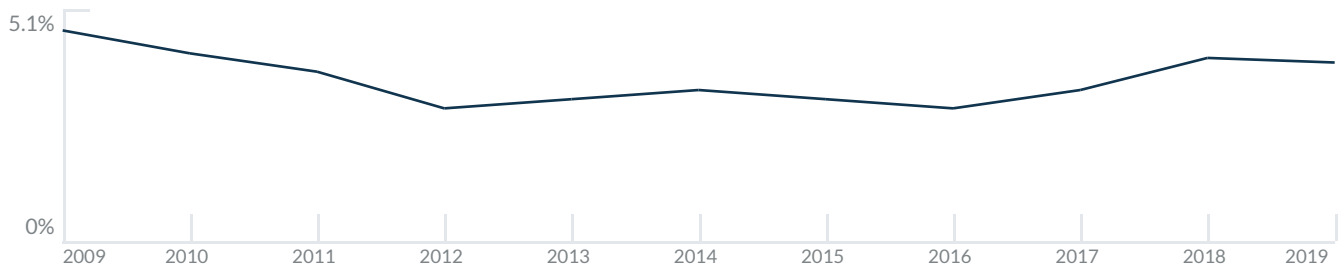
PER YEAR

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

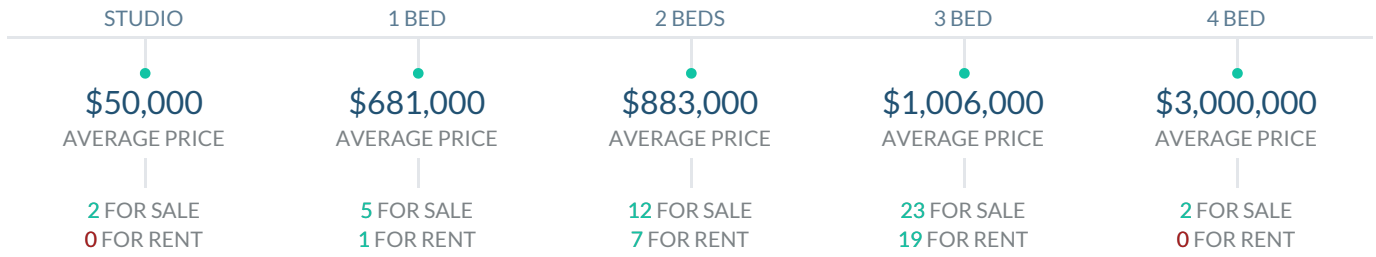
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

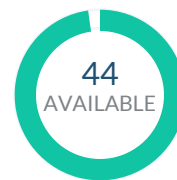
IN 400 SUNNY ISLES

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



-2.2% to 3.3%
CAP RATE
Yearly net income when rent

245.1%
NEGOTIABILITY
What you can negotiate

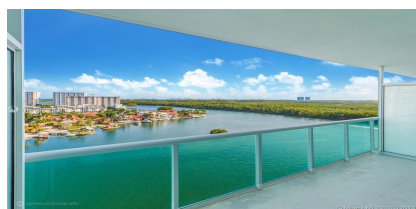


Sale within the last month

Activity

SOLD OR RENTED

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



\$805,000



UNIT 1219

SOLD | JAN 2019



\$4,490



UNIT 1908

RENTED | JUL 2019



\$4,000



UNIT 1803

RENTED | JUN 2019



\$3,900



UNIT 1219

RENTED | JUN 2019



\$4,500



UNIT 1616

RENTED | FEB 2019



\$3,900



UNIT 1707

RENTED | MAY 2019

Sold

LAST 20 PROPERTIES SOLD IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1219	\$805,000	3/2	\$472.1	1,705	Aug 2019	143
1715	\$899,500	3/3	\$533.2	1,687	May 2019	22
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

Rented

LAST 20 PROPERTIES RENTED IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1908	\$4,490	3/3	\$2.7	1,686	Aug 2019	35
1803	\$4,000	3/3	\$2.6	1,553	Aug 2019	48
1219	\$3,900	3/2	\$2.1	1,865	Aug 2019	39
1616	\$4,500	3/3	\$2.6	1,753	Jul 2019	129
1707	\$3,900	2/3	\$2.3	1,705	Jul 2019	49
1421	\$3,850	2/3	\$2.4	1,579	Jun 2019	43
707	\$2,500	1/2	\$2.2	1,113	Jun 2019	53
1520	\$4,100	3/3	\$2.6	1,553	Jun 2019	216
602	\$3,899	2/2	\$3.5	1,113	Jun 2019	71
1604	\$4,800	3/2	\$2.8	1,705	May 2019	109
N/A	\$4,500	3/3	\$2.7	1,687	May 2019	380
618	\$5,000	3/2	\$2.9	1,705	May 2019	29
501	\$5,000	3/2	\$3.5	1,440	Apr 2019	47
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

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
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
104	\$999,900	2/3	\$762.1	1312	Oct 2018	N/A
119	\$700,000	3/3	\$497.2	1408	Jun 2019	N/A
120	\$675,000	2/3	\$480.1	1406	Mar 2019	N/A
120	\$4,500/mth	2/3	\$3.2	1406	Jun 2019	N/A
121	\$3,700/mth	2/3	\$2.8	1313	Aug 2019	N/A
301	\$4,700/mth	3/2	\$3.5	1345	Aug 2019	N/A
305	\$3,500/mth	3/2	\$2.8	1247	Jun 2019	N/A
319	\$799,000	3/2	\$600.8	1330	Aug 2019	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
417	\$3,790/mth	3/2	\$2.8	1330	Jun 2019	N/A
515	\$675,000	3/2	\$500.0	1350	May 2019	N/A
519	\$3,500/mth	3/2	\$2.3	1517	Jun 2019	N/A
519	\$650,000	3/2	\$488.7	1330	Jul 2019	N/A
601	\$1,485,000	3/3	\$873.5	1700	Mar 2019	N/A
602	\$899,000	2/2	\$807.7	1113	May 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	\$735,000	2/2	\$673.7	1091	Jul 2019	N/A
702	\$2,800/mth	1/2	\$2.5	1113	Jul 2019	N/A
703	\$770,000	1/2	\$691.8	1113	Jul 2019	N/A
705	\$799,900	3/2	\$469.1	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	\$560,000	1/2	\$503.1	1113	Apr 2019	N/A
708	\$848,950	3/3	\$437.8	1939	Aug 2019	N/A
719	\$805,000	3/2	\$472.1	1705	Jul 2019	N/A
720	\$671,999	1/2	\$616.5	1090	Nov 2017	N/A
722	\$920,000	3/3	\$545.3	1687	Nov 2017	ANTONIO CA...
803	\$4,500/mth	3/3	\$2.9	1553	Jun 2019	N/A
818	\$3,750/mth	3/2	N/A	N/A	May 2019	N/A
820	\$5,200/mth	2/3	\$3.3	1553	Jul 2019	N/A
901	\$1,550,000	3/3	\$918.2	1688	Apr 2019	N/A
904	\$799,000	3/2	\$468.6	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

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
920	\$5,500/mth	2/3	\$3.2	1732	Aug 2019	N/A
921	\$4,000/mth	3/3	\$2.3	1732	Aug 2019	N/A
1001	\$1,390,000	3/3	\$823.5	1688	Sep 2018	N/A
1016	\$927,000	2/3	\$596.9	1553	Jul 2019	N/A
1105	\$3,900/mth	3/2	\$2.3	1705	Apr 2019	N/A
1108	\$4,400/mth	3/3	\$2.6	1686	Aug 2019	N/A
1120	\$4,400/mth	3/3	\$2.8	1553	Jul 2019	N/A
1201	\$1,129,000	3/3	\$668.8	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	Jul 2019	N/A
1220	\$889,000	2/3	\$513.3	1732	Aug 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	\$949,900	3/3	\$563.4	1686	Mar 2019	N/A
1419	\$1,149,000	3/2	\$673.9	1705	May 2019	N/A
1506	\$999,000	2/3	\$643.3	1553	Aug 2017	N/A
1518	\$4,300/mth	3/2	N/A	N/A	May 2019	N/A
1601	\$6,100/mth	3/3	\$3.6	1688	Jun 2019	N/A
1606	\$3,700/mth	2/3	\$2.2	1690	Jul 2019	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1618	\$890,000	3/2	\$522.0	1705	Aug 2019	N/A
1719	\$839,900	3/2	\$492.6	1705	Mar 2018	N/A
1719	\$4,500/mth	3/2	\$2.6	1705	Jul 2019	N/A
1905	\$4,900/mth	3/2	\$2.9	1705	Aug 2019	N/A
1905	\$990,000	3/2	\$580.6	1705	Aug 2019	N/A
1916	\$899,000	2/3	\$512.8	1753	Jan 2019	N/A
1917	\$4,250/mth	3/3	N/A	N/A	Aug 2019	N/A
2007	\$995,000	2/3	\$640.7	1553	Aug 2018	N/A
2007	\$4,000/mth	2/3	\$2.4	1694	Jul 2019	N/A
2008	\$3,500,000	4/4	\$1,114.6	3140	Jun 2017	N/A
2015	\$2,500,000	4/4	\$796.2	3140	Jul 2019	N/A