



400 Sunny Isles

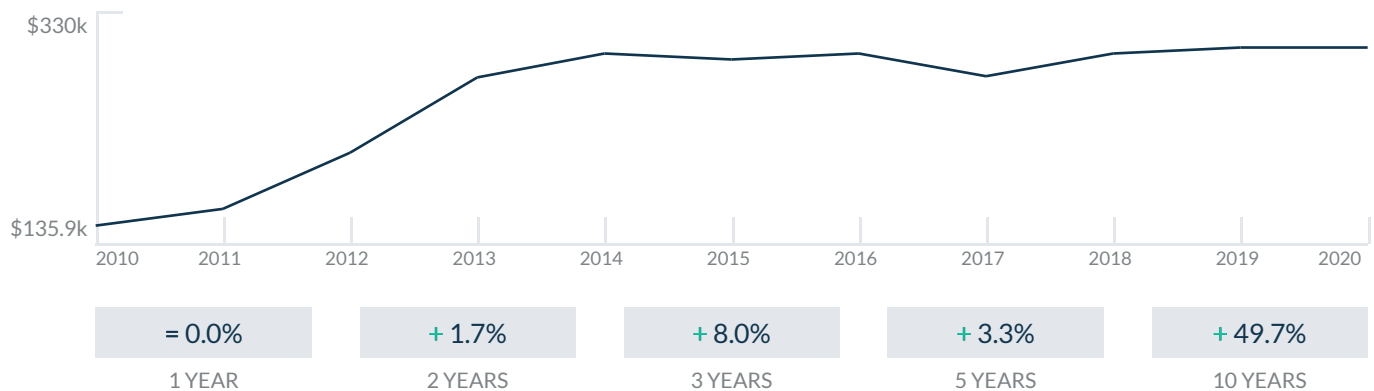
400 Sunny Isles BLVD
Sunny Isles Beach, FL 33160

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

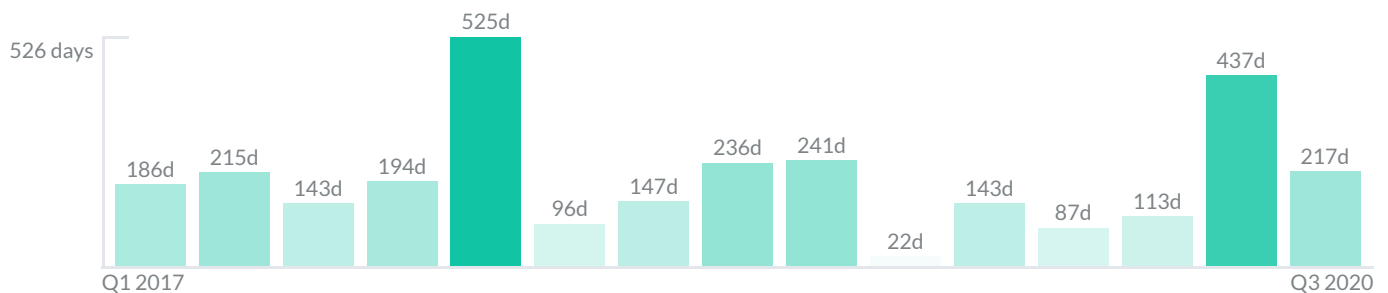
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Aventura City Of Excellence School
10/10

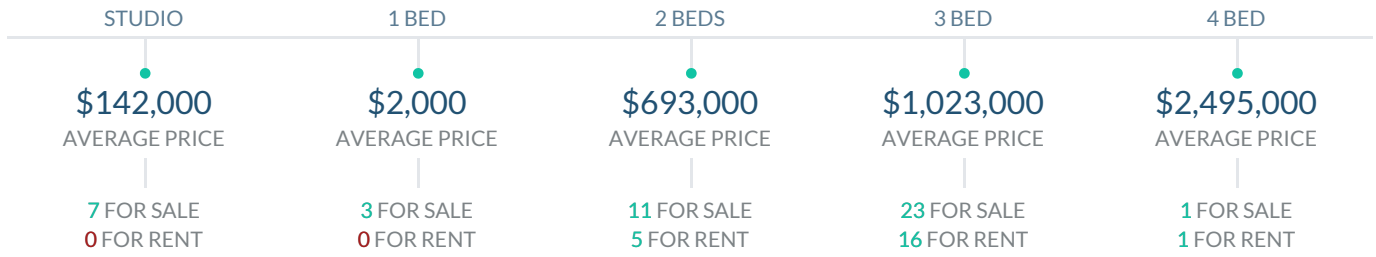
MIDDLE SCHOOL
North Miami Middle School
4/10

HIGH SCHOOL
North Miami Senior High School
3/10

Insights

IN 400 SUNNY ISLES

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



-539.1% to 60.1%

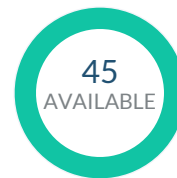
CAP RATE

Yearly net income when rent

6.4%

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



\$3,900



UNIT 1405

RENTED | AUG 2020



\$4,100



UNIT 1018

RENTED | AUG 2020



\$4,200



UNIT 1201

RENTED | AUG 2020

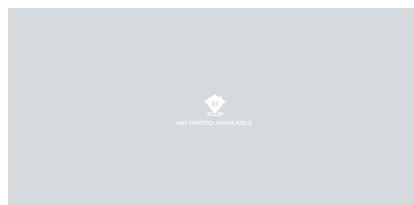


\$640,000



UNIT 305

SOLD | JUL 2020

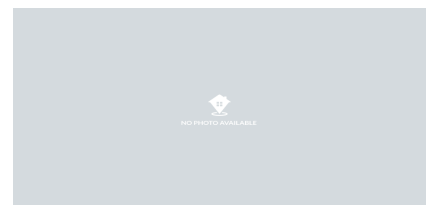


\$3,800



UNIT 801

RENTED | JUL 2020



\$2,900



UNIT 720

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
305	\$640,000	3/3	\$513.2	1,247	Jul 2020	217
N/A	\$76,500	0/0	N/A	N/A	Apr 2020	136
1719	\$839,900	3/3	\$492.6	1,705	Apr 2020	738
1805	\$679,000	3/3	\$398.2	1,705	Mar 2020	3
421	\$650,000	3/3	\$489.1	1,329	Mar 2020	23
916	\$690,000	2/3	\$393.6	1,753	Feb 2020	232
1005	\$3,800	3/2	\$2.2	1,705	Feb 2020	65
515	\$675,000	3/3	\$500.0	1,350	Jan 2020	211
1220	\$879,000	3/3	\$507.5	1,732	Jan 2020	142
1904	\$838,000	3/3	\$491.5	1,705	Dec 2019	65
407	\$650,000	3/3	\$523.8	1,241	Dec 2019	47
120	\$675,000	2/3	\$480.1	1,406	Nov 2019	191
519	\$650,000	3/3	\$488.7	1,330	Nov 2019	57
1917	\$4,250	3/3	N/A	N/A	Oct 2019	77
1219	\$805,000	3/3	\$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
1921	\$800,000	2/3	\$461.9	1,732	Mar 2019	35
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

Rented

LAST 20 PROPERTIES RENTED IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1405	\$3,900	3/3	\$2.3	1,705	Aug 2020	39
1018	\$4,100	3/3	\$2.4	1,705	Aug 2020	238
1201	\$4,200	3/3	\$2.5	1,688	Aug 2020	681
801	\$3,800	3/3	\$2.0	1,872	Jul 2020	49
720	\$2,900	1/2	\$2.7	1,090	Jul 2020	67
1418	\$4,000	3/3	\$2.3	1,705	Jul 2020	88
301	\$4,500	3/3	\$3.3	1,345	Jul 2020	102
1721	\$3,650	2/3	\$2.4	1,553	Jul 2020	62
717	\$2,900	1/2	\$2.7	1,091	Jul 2020	119
1221	\$3,300	2/3	\$1.9	1,732	Jun 2020	179
817	\$3,900	2/3	\$2.5	1,553	Jun 2020	112
1205	\$4,900	3/3	\$2.9	1,705	Mar 2020	110
1408	\$5,100	3/3	\$3.0	1,686	Mar 2020	10
921	\$3,800	2/3	\$2.2	1,732	Mar 2020	20
1607	\$5,400	3/3	\$3.2	1,710	Mar 2020	71
902	\$3,730	3/3	\$2.2	1,710	Feb 2020	18
803	\$4,300	3/3	\$2.8	1,553	Feb 2020	105
103	\$4,200	2/3	\$3.2	1,314	Feb 2020	56
820	\$4,150	3/3	\$2.7	1,553	Jan 2020	87
1119	\$3,500	3/3	\$2.1	1,705	Jan 2020	13

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$75,000	0/0	N/A	N/A	Jul 2020	N/A
N/A	\$135,000	0/0	N/A	N/A	Aug 2020	CHARLES ME...
N/A	\$135,000	0/0	N/A	N/A	Aug 2020	CHARLES ME...
N/A	\$60,000	0/0	N/A	N/A	Jul 2020	FABIANA M C...
#106	\$640,000	2/3	N/A	N/A	Aug 2020	N/A
PH-04	\$1,640,000	3/4	\$727.0	2256	Aug 2020	N/A
PH-01	\$1,690,000	3/5	\$749.1	2256	Jul 2020	N/A
N/A	\$82,000	0/0	N/A	N/A	Jun 2020	N/A
N/A	\$60,000	0/0	N/A	N/A	Aug 2020	N/A
N/A	\$450,000	0/0	N/A	N/A	Aug 2020	RICARDO KIR...
PH 20...	\$2,495,000	4/5	N/A	N/A	Aug 2020	N/A
02-12...	\$1,787	1/1	\$2.2	827	Jun 2020	N/A
02-19...	\$1,902	1/1	\$2.3	827	Jul 2020	N/A
02-17...	\$2,806	3/2	\$2.2	1296	Feb 2020	N/A
03-25...	\$1,807	1/1	\$2.2	827	Jan 2020	N/A
3-606	\$2,034	2/2	\$1.9	1077	Jun 2020	N/A
03-24...	\$2,354	2/2	\$2.2	1077	Aug 2020	N/A
102	\$980,000	2/3	\$747.0	1312	Aug 2020	N/A
104	\$839,000	2/3	N/A	N/A	Aug 2020	N/A
121	\$4,000/mth	2/3	\$3.0	1313	Aug 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
307	\$4,000/mth	3/3	\$3.2	1241	Jul 2020	ROBERTO DO...
317	\$4,800/mth	3/3	\$3.6	1330	Aug 2020	N/A
501	\$5,000/mth	3/3	\$3.4	1464	Jul 2020	N/A
505	\$635,000	3/3	\$509.2	1247	Jul 2020	SAMUEL LEVY...
601	\$1,375,000	3/3	\$814.6	1688	Aug 2020	JUCILENE AM...
602	\$950,000	2/2	\$853.5	1113	Aug 2020	N/A
602	\$3,995/mth	2/2	\$3.6	1113	Jul 2020	N/A
622	\$6,500/mth	3/3	\$3.8	1696	Jul 2020	N/A
701	\$949,000	3/3	\$562.2	1688	Jul 2020	N/A
708	\$847,950	3/3	\$437.3	1939	Jan 2020	N/A
708	\$699,000	3/3	\$414.6	1686	Aug 2020	N/A
719	\$789,000	3/3	\$462.8	1705	Aug 2020	LUIS E VILLEG...
722	\$4,750/mth	3/3	\$2.8	1687	Aug 2020	ANTONIO CA...
901	\$990,000	3/3	\$586.5	1688	Aug 2020	INVERSIONE...
915	\$1,180,000	3/3	\$699.5	1687	Jul 2020	ALESSANDR...
915	\$4,950/mth	3/3	\$2.9	1687	Aug 2020	ALESSANDR...
917	\$800,000	2/3	\$461.9	1732	Aug 2020	N/A
1008	\$4,400/mth	3/3	\$2.6	1686	Aug 2020	N/A
1019	\$4,150/mth	3/3	\$2.4	1705	Jul 2020	N/A
1022	\$925,000	3/3	\$548.3	1687	Aug 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1115	\$4,500/mth	3/3	\$2.7	1687	Aug 2020	N/A
1120	\$4,400/mth	2/3	\$2.8	1553	Jul 2020	N/A
1205	\$4,900/mth	3/3	\$2.9	1705	Aug 2020	SADIA COHE...
1215	\$4,500/mth	3/3	\$2.7	1687	Aug 2020	JACQUES DA...
1401	\$6,000/mth	3/3	\$3.6	1688	Jul 2020	SILVANA FER...
1401	\$1,590,000	3/3	\$941.9	1688	Jul 2020	SILVANA FER...
1402	\$5,000/mth	2/3	\$3.2	1553	Aug 2020	RENATO LOP...
1405	\$895,000	3/3	N/A	N/A	Jul 2020	N/A
1407	\$6,250/mth	2/3	\$4.0	1553	Jul 2020	N/A
1407	\$895,000	2/3	\$576.3	1553	Jul 2020	N/A
1419	\$1,049,000	3/3	\$615.2	1705	Jul 2020	RAFAEL ANT...
1601	\$1,290,000	3/3	\$764.2	1688	Jul 2020	N/A
1602	\$950,000	3/3	N/A	N/A	Jul 2020	N/A
1615	\$990,000	3/3	\$586.8	1687	Jun 2020	N/A
1618	\$985,000	3/3	\$577.7	1705	Jul 2020	RICARDO KIR...
1702	\$999,999	3/3	\$643.9	1553	Aug 2020	N/A
1702	\$4,200/mth	3/3	\$2.7	1553	Aug 2020	N/A
1704	\$1,049,000	3/3	\$615.2	1705	Aug 2020	N/A
1708	\$1,100,000	3/3	\$652.4	1686	Jul 2020	ALEXANDER...
1708	\$4,700/mth	3/3	\$2.8	1686	Jul 2020	ALEXANDER...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1716	\$850,000	2/3	\$547.3	1553	Jul 2020	N/A
1721	\$870,000	2/3	N/A	N/A	Jul 2020	JAILSON PER...
1805	\$6,000/mth	3/3	\$3.5	1705	Aug 2020	N/A
1916	\$799,000	2/3	N/A	N/A	Aug 2020	N/A
2002	\$899,000	3/3	\$578.9	1553	Jul 2020	N/A
2008	\$10,900/mth	4/5	\$3.5	3140	Jul 2020	N/A
2021	\$5,300/mth	3/3	\$3.4	1579	Jul 2020	ALESSANDRA...