

Market Report

May, 2021



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](https://www.400sunnyislesapartments.com).

Property Stats

POSTAL CODE 33160

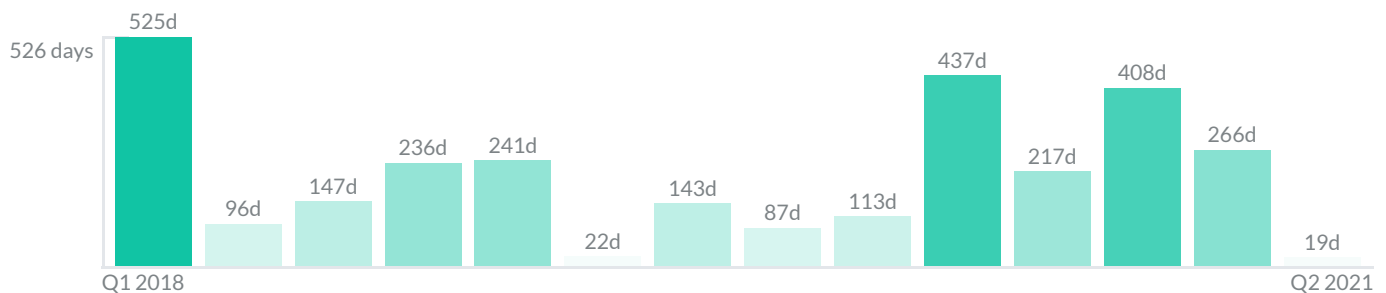
The property stats graph represents the median price evolution since ten years in your postal code area.



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

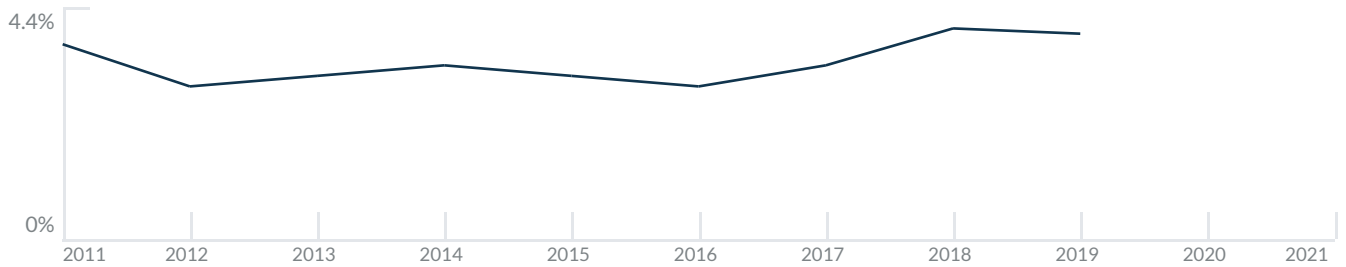
PER YEAR

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.



Activity

SOLD OR RENTED

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

 <p>\$5,300</p> <p>UNIT 1702</p> <p>RENTED APR 2021</p> <p>3 Bath 3 Bed</p>	 <p>\$695,000</p> <p>UNIT 319</p> <p>SOLD APR 2021</p> <p>3 Bath 3 Bed</p>	 <p>\$695,000</p> <p>UNIT 620</p> <p>SOLD APR 2021</p> <p>2 Bath 2 Bed</p>
 <p>\$800,000</p> <p>UNIT 917</p> <p>SOLD APR 2021</p> <p>3 Bath 2 Bed</p>	 <p>\$895,000</p> <p>UNIT 1022</p> <p>SOLD APR 2021</p> <p>3 Bath 3 Bed</p>	 <p>\$749,000</p> <p>UNIT 1407</p> <p>SOLD APR 2021</p> <p>3 Bath 2 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
319	\$695,000	3/3	\$522.6	1,330	Apr 2021	9
620	\$695,000	2/2	\$637.0	1,091	Apr 2021	28
917	\$800,000	2/3	\$461.9	1,732	Mar 2021	469
1022	\$895,000	3/3	\$530.5	1,687	Mar 2021	404
1407	\$749,000	2/3	\$482.3	1,553	Mar 2021	223
601	\$1,250,000	3/3	\$740.5	1,688	Mar 2021	180
1817	\$830,000	2/3	\$534.4	1,553	Mar 2021	11
N/A	\$82,000	0/0	N/A	N/A	Mar 2021	241
1222	\$895,000	3/3	\$530.5	1,687	Mar 2021	28
N/A	\$75,000	0/0	N/A	N/A	Feb 2021	729
#106	\$620,000	2/3	\$492.1	1,260	Feb 2021	333
1916	\$799,000	2/3	\$455.8	1,753	Feb 2021	40
PH-01	\$1,199,000	3/4	\$531.5	2,256	Dec 2020	56
705	\$655,000	3/3	\$384.2	1,705	Nov 2020	N/A
N/A	\$60,000	0/0	N/A	N/A	Nov 2020	360
1601	\$1,199,000	3/3	\$710.3	1,688	Nov 2020	28
407	\$649,000	3/3	\$523.0	1,241	Nov 2020	41
617	\$656,000	2/2	\$552.2	1,188	Nov 2020	1757
719	\$660,000	3/3	\$387.1	1,705	Oct 2020	443
505	\$635,000	3/3	\$509.2	1,247	Oct 2020	173

Rented

LAST 20 PROPERTIES RENTED IN 400 SUNNY ISLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1702	\$5,300	3/3	\$3.4	1,553	Apr 2021	9
1118	\$5,000	3/3	\$2.9	1,705	Mar 2021	18
1421	\$4,800	2/3	N/A	N/A	Mar 2021	2
102	\$4,300	2/3	\$3.3	1,312	Mar 2021	80
1019	\$4,500	3/3	\$2.6	1,705	Mar 2021	9
606	\$3,400	1/2	\$3.1	1,091	Feb 2021	19
920	\$5,000	3/3	\$2.9	1,732	Feb 2021	26
301	\$4,900	3/3	\$3.6	1,345	Feb 2021	30
1805	\$5,400	3/3	\$3.2	1,705	Feb 2021	257
917	\$4,300	2/3	\$2.5	1,732	Feb 2021	52
1408	\$4,950	3/3	\$2.9	1,686	Jan 2021	49
317	\$4,500	3/3	\$3.4	1,330	Jan 2021	210
1607	\$5,000	3/3	\$2.9	1,710	Jan 2021	98
105	\$4,100	2/3	\$3.1	1,314	Jan 2021	32
1905	\$5,000	3/3	\$2.9	1,705	Jan 2021	30
716	\$3,450	2/2	\$3.1	1,113	Jan 2021	32
1205	\$4,650	3/3	\$2.7	1,705	Jan 2021	106
2002	\$4,200	2/3	\$2.7	1,553	Dec 2020	43
1115	\$4,500	3/3	\$2.7	1,687	Dec 2020	115
1606	\$3,600	2/3	\$2.1	1,690	Dec 2020	16

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU-1	\$900	0/0	N/A	N/A	Dec 2020	400 INVESTM...
N/A	\$150,000	0/0	N/A	N/A	Jan 2021	CHARLES ME...
N/A	\$150,000	0/0	N/A	N/A	Feb 2021	CHARLES ME...
PH-02	\$1,695,000	3/4	\$751.3	2256	Nov 2020	JOHN GALIN...
PH 20...	\$2,950,000	4/5	\$939.5	3140	Apr 2021	N/A
DD-3...	\$890/mth	0/0	N/A	N/A	Apr 2021	N/A
N/A	\$200,000	0/0	N/A	N/A	Feb 2021	ANTONIO A V...
N/A	\$135,000	0/0	N/A	N/A	Feb 2021	CHARLES ME...
N/A	\$155,000	0/0	N/A	N/A	Mar 2021	LUIS VILLEGAS
N/A	\$129,990	0/0	N/A	N/A	Apr 2021	RAFAEL ANT...
N/A	\$119,000	0/0	N/A	N/A	Apr 2021	N/A
102	\$950,000	2/3	\$724.1	1312	Mar 2021	N/A
104	\$840,000	2/3	\$640.2	1312	Apr 2021	N/A
301	\$1,150,000	3/3	\$855.0	1345	Feb 2021	N/A
401	\$950,000	2/3	\$656.1	1448	Nov 2020	FREDDY DAL...
605 +...	\$1,380,000	3/3	\$809.4	1705	Apr 2021	N/A
616	\$685,000	1/2	\$615.5	1113	Mar 2021	N/A
701	\$849,000	3/3	\$503.0	1688	Apr 2021	N/A
706	\$645,000	1/2	\$579.5	1113	Feb 2021	FREDDY DAL...
717	\$609,000	1/2	\$558.2	1091	Apr 2021	JOSE ANGEL T...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
722	\$890,000	3/3	\$527.6	1687	Apr 2021	ANTONIO CA...
822	\$1,030,000	3/3	\$610.6	1687	Apr 2021	N/A
915	\$1,180,000	3/3	\$699.5	1687	Mar 2021	ALESSANDR...
1201	\$1,129,000	3/3	\$668.8	1688	Apr 2021	JUAN PABLO...
1218	\$879,000	3/3	\$515.5	1705	Feb 2021	N/A
1401	\$1,480,000	3/3	\$876.8	1688	Apr 2021	SILVANA FER...
1405	\$895,000	3/3	\$524.9	1705	Feb 2021	N/A
1421	\$855,000	2/3	N/A	N/A	Apr 2021	N/A
1503	\$860,000	2/3	\$553.8	1553	Apr 2021	N/A
1506	\$825,000	2/3	\$531.2	1553	Apr 2021	N/A
1520	\$860,000	2/3	\$553.8	1553	Apr 2021	ALDEMIR MO...
1601	\$1,299,000	3/3	\$769.5	1688	Apr 2021	N/A
1617	\$849,000	3/3	\$490.2	1732	Apr 2021	DENNIS PARO...
1701	\$1,430,000	3/3	\$847.2	1688	Apr 2021	EMILIO J CUR...
1702	\$975,000	3/3	\$627.8	1553	Feb 2021	N/A
1721	\$860,000	2/3	\$544.6	1579	Apr 2021	JAILSON PER...
1803...	\$1,200,000	2/3	\$772.7	1553	Apr 2021	VERSAILLES...
2005	\$2,749,000	4/5	\$890.2	3088	Apr 2021	N/A
2019	\$2,600,000	4/5	\$842.0	3088	Jan 2021	N/A
2021	\$6,000/mth	2/3	\$3.8	1579	Apr 2021	ALESSANDRA...