

# Market Report

December, 2019



## Jade Beach

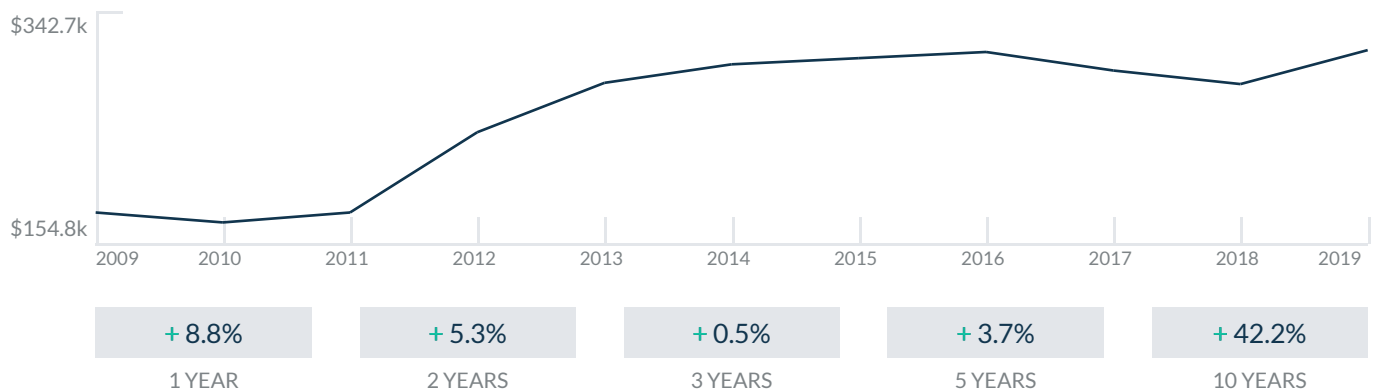
17001 Collins Ave  
SUNNY ISLES BEACH, FL 33160

Every month we compile this comprehensive market report focus on Jade Beach in this convenient and easy to read format. Our data 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 [jadebeachcondosforsale.com](http://jadebeachcondosforsale.com).

## Property Stats

POSTAL CODE 33160

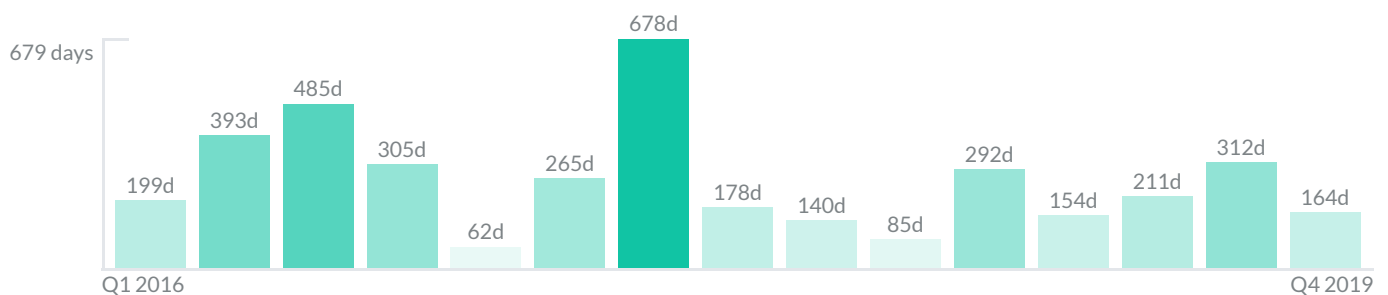
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

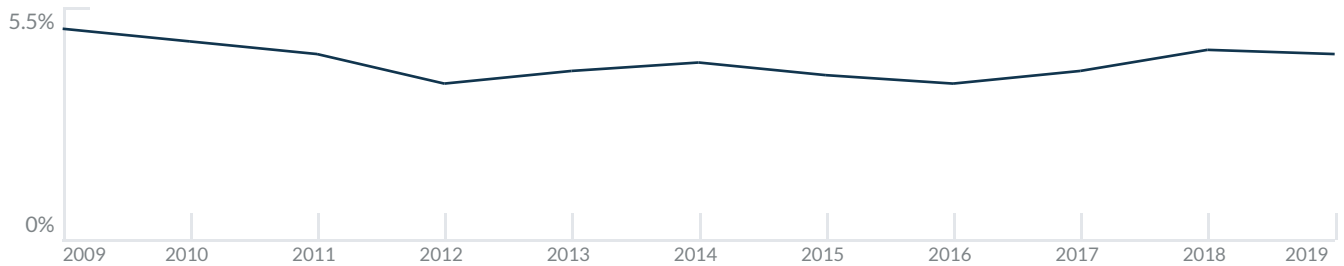


# Mortgage Rates

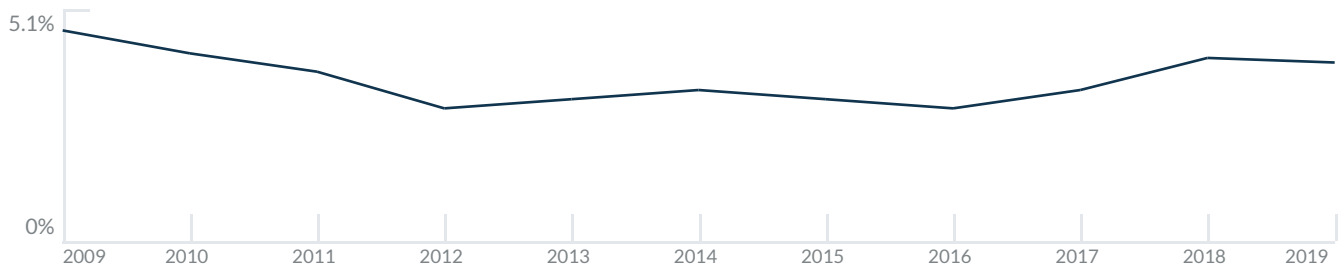
PER YEAR

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 Schod	John F. Kennedy Middle School	North Miami Beach Senior High School
10/10	6/10	4/10

# Insights

IN JADE BEACH







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 Jade Beach

 <p>\$5,480</p> <p>UNIT 3402</p> <p>RENTED   NOV 2019</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$1,620,000</p> <p>UNIT 2104</p> <p>SOLD   NOV 2019</p> <p>4 Bathrooms, 3 Bedrooms</p>	 <p>\$1,447,000</p> <p>UNIT 1408</p> <p>SOLD   NOV 2019</p> <p>4 Bathrooms, 3 Bedrooms</p>
 <p>\$1,395,000</p> <p>UNIT 2907</p> <p>SOLD   AUG 2018</p> <p>3 Bathrooms, 3 Bedrooms</p>	 <p>\$5,900</p> <p>UNIT 4107</p> <p>RENTED   MAY 2019</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$5,500</p> <p>UNIT 2902</p> <p>RENTED   JUL 2019</p> <p>3 Bathrooms, 2 Bedrooms</p>

## Sold

LAST 20 PROPERTIES SOLD IN JADE BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2104	\$1,620,000	3/4	\$840.7	1,927	Oct 2019	45
1408	\$1,447,000	3/4	\$776.7	1,863	Oct 2019	283
2907	\$1,395,000	3/3	\$943.2	1,479	Sep 2019	362
4304	\$3,600,000	4/6	\$869.4	4,141	Aug 2019	106
#3405	\$2,150,000	3/3	\$1,115.7	1,927	Jul 2019	468
2504	\$1,599,000	3/3	\$829.8	1,927	Apr 2019	259
1505	\$1,495,000	3/3	\$775.8	1,927	Apr 2019	163
3004	\$1,639,000	3/3	\$850.5	1,927	Jan 2019	154
3307	\$1,350,000	2/3	\$912.8	1,479	Dec 2018	56
2602	\$1,350,000	2/3	\$912.8	1,479	Nov 2018	379
1107	\$945,000	1/2	\$851.4	1,110	Oct 2018	442
3308	\$2,495,000	4/4	\$1,042.2	2,394	Sep 2018	85
902	\$899,000	1/2	\$809.9	1,110	May 2018	60
4101*...	\$2,195,000	4/4	\$916.9	2,394	Apr 2018	207
1804	\$1,495,000	3/3	\$775.8	1,927	Apr 2018	35
3608	\$2,633,000	4/4	\$1,099.8	2,394	Apr 2018	258
1504...	\$1,695,000	3/3	\$879.6	1,927	Mar 2018	172
2805	\$1,695,000	3/3	\$879.6	1,927	Feb 2018	184
4104	\$1,599,000	3/3	\$829.8	1,927	Dec 2017	678
3208	\$2,375,000	4/4	\$992.1	2,394	Sep 2017	342

## Rented

LAST 20 PROPERTIES RENTED IN JADE BEACH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3402	\$5,480	2/3	\$3.7	1,479	Nov 2019	128
4107	\$5,900	2/3	\$4.0	1,479	Sep 2019	100
2902	\$5,500	2/3	N/A	N/A	Sep 2019	48
1206	\$3,400	1/1	\$3.9	862	Sep 2019	405
4504	\$16,000	5/5	\$3.9	4,141	Aug 2019	N/A
3107	\$4,500	2/3	\$3.0	1,479	Aug 2019	250
1708	\$7,500	3/3	\$4.0	1,863	Aug 2019	28
4301	\$15,000	4/5	\$5.2	2,871	Jul 2019	267
1807	\$3,200	1/2	\$2.9	1,110	Jun 2019	22
2007	\$5,000	1/2	\$4.5	1,110	Apr 2019	54
1607	\$3,950	1/2	\$3.6	1,110	Apr 2019	90
3007	\$4,500	2/3	\$3.0	1,479	Mar 2019	33
1102	\$3,750	1/2	\$3.4	1,110	Feb 2019	200
1802	\$3,295	1/2	\$3.0	1,110	Feb 2019	97
4102	\$6,500	2/3	\$4.4	1,479	Feb 2019	56
2002	\$3,900	1/2	\$3.5	1,110	Jan 2019	153
2807	\$3,950	2/3	\$2.7	1,479	Jan 2019	235
1201	\$5,000	3/3	\$2.7	1,863	Jan 2019	91
3402	\$6,000	2/3	\$4.1	1,479	Dec 2018	135
2805	\$7,500	3/3	\$3.9	1,927	Dec 2018	116

## Currently Listed

---

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
801	\$1,700,000	3/4	\$912.5	1863	Nov 2019	N/A
803	\$799,000	1/2	\$926.9	862	Oct 2019	N/A
807	\$999,000	1/2	\$900.0	1110	Oct 2019	N/A
1202	\$4,900/mth	1/2	\$4.4	1110	Oct 2016	N/A
1206	\$785,000	1/2	\$910.7	862	Oct 2019	LUIGI PICOLLO
1207	\$940,000	1/2	\$846.8	1110	Oct 2019	WALDO ORD...
1403	\$4,000/mth	1/2	\$4.6	862	Oct 2019	RENE S GONZ...
1501	\$1,900,000	3/4	\$1,019.9	1863	Nov 2019	JUAN ORTIZ
1503	\$820,000	1/2	\$951.3	862	Oct 2019	N/A
1508	\$1,495,000	3/4	\$802.5	1863	Nov 2019	N/A
1602	\$1,300,000	1/2	\$1,171.2	1110	Oct 2019	N/A
1604	\$1,690,000	3/4	\$877.0	1927	Nov 2019	REFLECT INTE...
1703	\$850,000	1/1	\$986.1	862	May 2017	TAMARA GRI...
1703	\$850,000	1/2	\$986.1	862	Oct 2019	TAMARA GRI...
1708	\$1,598,000	3/4	\$857.8	1863	Oct 2019	N/A
1803	\$759,000	1/2	\$816.1	930	Oct 2019	ELANA GOLD...
1903	\$4,500/mth	1/1	\$5.2	862	Oct 2016	N/A
1908	\$1,690,000	3/4	\$907.1	1863	Oct 2019	N/A
2002	\$3,900/mth	1/2	\$3.5	1110	May 2019	N/A
2002	\$995,000	1/2	\$896.4	1110	Oct 2019	

## Currently Listed

---

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2305	\$7,500/mth	3/3	N/A	N/A	Sep 2019	N/A
2305	\$1,695,000	3/4	\$879.6	1927	Oct 2019	N/A
2401	\$8,300/mth	4/5	\$3.5	2394	Nov 2019	N/A
2502	\$1,749,000	3/3	\$1,082.3	1616	Oct 2019	N/A
2804	\$1,570,000	3/4	\$814.7	1927	Nov 2019	SEBASTIANO...
3101	\$2,290,000	4/5	\$956.6	2394	Oct 2019	LEONID SOK...
3101	\$8,500/mth	4/5	\$3.6	2394	Oct 2019	LEONID SOK...
3101	\$2,289,000	4/5	\$956.1	2394	Nov 2019	LEONID SOK...
3108	\$2,300,000	4/5	\$960.7	2394	Nov 2019	MARIA D DE L...
3202	\$1,299,000	2/3	\$878.3	1479	Nov 2019	SERGE MERR...
3208	\$9,000/mth	4/5	\$3.8	2394	Oct 2019	N/A
3407	\$1,600,000	3/3	\$1,081.8	1479	Oct 2019	LUCIANO LOB...
3705	\$7,500/mth	3/4	\$3.9	1927	Oct 2019	N/A
3804	\$8,500/mth	3/4	\$4.4	1927	Nov 2019	N/A
3807	\$1,320,000	3/3	\$892.5	1479	Nov 2019	N/A
3808	\$2,590,000	4/5	\$1,081.9	2394	Oct 2019	CARLOS M VI...
3808	\$9,800/mth	4/5	\$4.1	2394	Oct 2019	CARLOS M VI...
3905	\$1,700,000	3/4	\$882.2	1927	Nov 2019	N/A
3907	\$5,500/mth	2/3	\$3.7	1479	Oct 2019	RUSLAN VAZE...
4005	\$2,100,000	3/4	\$1,089.8	1927	Oct 2019	BLUE LEADER...

## Currently Listed

---

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4008	\$2,290,000	4/5	\$956.6	2394	Oct 2019	N/A
4204	\$2,090,000	3/3	\$1,084.6	1927	Feb 2017	SVETLANA BE...
4204	\$8,700/mth	3/3	\$4.5	1927	Feb 2017	SVETLANA BE...
4207	\$1,331,000	2/3	\$899.9	1479	Oct 2019	HOOSHANG...
4305	\$3,350,000	4/7	\$809.0	4141	Nov 2019	Joseph G. Nich...
4308	\$10,500/mth	4/6	\$3.7	2871	Oct 2019	ANNA MERCU...
4504	\$5,500,000	5/6	\$1,328.2	4141	Oct 2019	N/A
4505	\$14,500/mth	4/7	\$3.5	4141	Oct 2019	VAL ZEVEL
4508	\$2,875,000	4/5	\$1,001.4	2871	May 2017	N/A
4508	\$2,875,000	4/6	\$1,001.4	2871	Oct 2019	N/A
4508	\$13,000/mth	4/6	\$4.5	2871	Oct 2019	N/A
4608	\$3,600,000	4/5	\$1,142.9	3150	Aug 2017	BETTY KLECK...
4608	\$3,600,000	4/6	\$1,142.9	3150	Nov 2019	BETTY KLECK...