

Market Report

December, 2019



Sayan

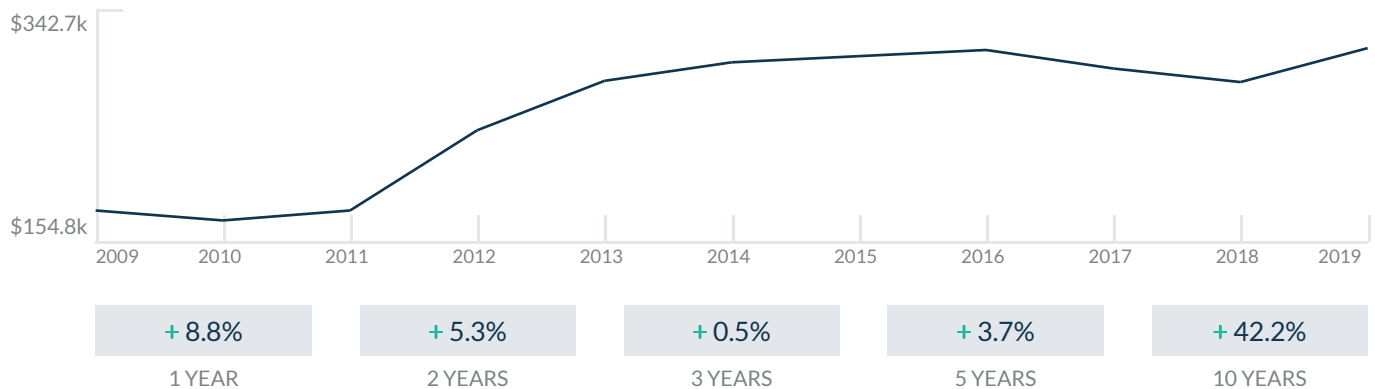
16275 Collins Ave
Sunny Isles Beach, FL 33160

Every month we compile this comprehensive market report focus on Sayan 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 sayancondosforsale.com.

Property Stats

POSTAL CODE 33160

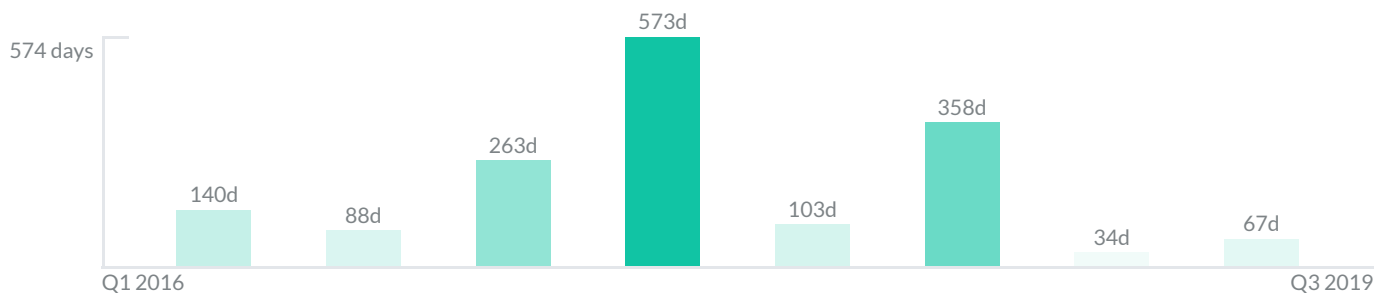
The property stats graph represents the median price evolution since ten years in your postal code area.



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

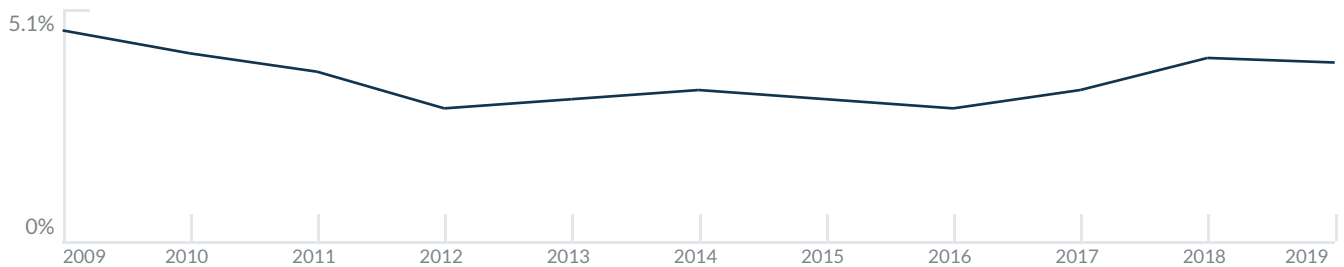
PER YEAR

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

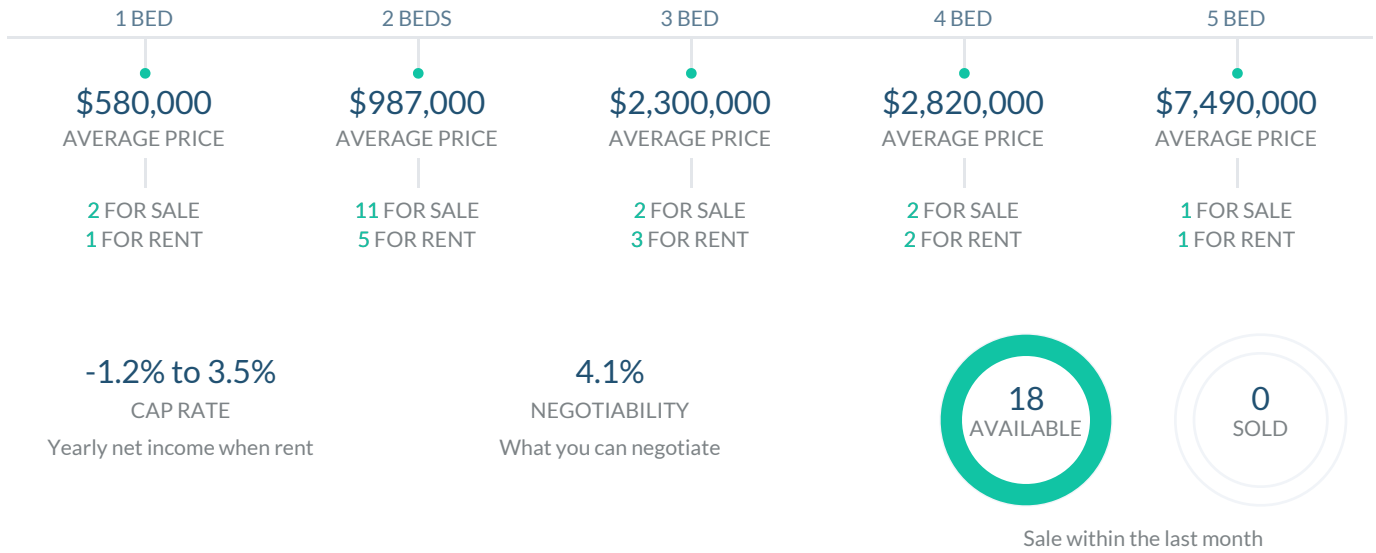
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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 SAYAN

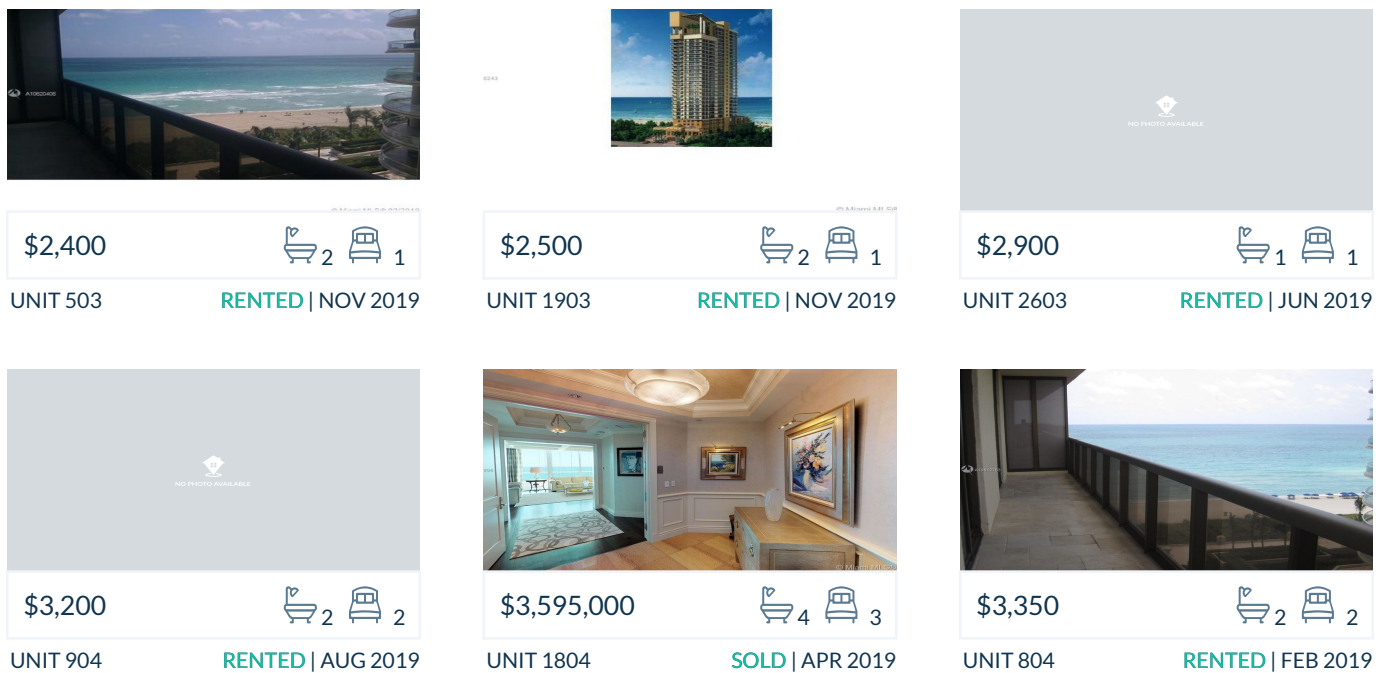
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Sayan



Sold

LAST 20 PROPERTIES SOLD IN SAYAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1804	\$3,595,000	3/4	\$962.5	3,735	Jul 2019	67
1102	\$729,900	2/2	\$406.0	1,798	Nov 2018	34
1104	\$762,000	2/2	\$567.8	1,342	Sep 2018	581
1504	\$799,000	2/2	\$595.4	1,342	Jul 2018	135
1902	\$799,000	2/3	\$444.4	1,798	May 2018	103
1601	\$2,195,000	3/3	\$921.1	2,383	Jun 2017	573
2604	\$945,000	2/2	\$704.2	1,342	Oct 2016	263
1602	\$850,000	2/2	\$472.7	1,798	Apr 2016	88
2402	\$925,000	2/2	\$514.5	1,798	Feb 2016	181
2102	\$950,000	2/2	\$528.4	1,798	Feb 2016	99
2201	\$1,900,000	3/3	\$797.3	2,383	Sep 2015	193
N/A	\$849,000	2/2	\$472.2	1,798	Sep 2015	27
1604	\$849,900	2/2	\$551.9	1,540	Jul 2015	41
2002	\$895,000	2/2	\$497.8	1,798	Jun 2015	396
N/A	\$879,000	2/2	\$488.9	1,798	Jun 2015	145
704	\$849,900	2/2	\$633.3	1,342	Sep 2014	226
1202	\$950,000	2/2	\$528.4	1,798	Nov 2013	69
1504	\$875,000	2/2	\$652.0	1,342	Nov 2013	316
2203	\$569,000	1/1	\$561.7	1,013	Apr 2013	25
1601	\$1,599,000	3/3	\$671.0	2,383	Apr 2013	16

Rented

LAST 20 PROPERTIES RENTED IN SAYAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
503	\$2,400	1/2	\$2.4	1,020	Nov 2019	270
1903	\$2,500	1/2	\$2.8	883	Nov 2019	64
2603	\$2,900	1/1	\$3.3	883	Sep 2019	30
904	\$3,200	2/2	\$2.4	1,342	Aug 2019	8
804	\$3,350	2/2	\$2.5	1,342	May 2019	62
1204	\$3,800	2/2	\$2.8	1,342	Apr 2019	34
604	\$3,200	2/2	\$2.4	1,342	Mar 2019	194
1802	\$3,999	2/2	\$2.2	1,798	Feb 2019	48
2503	\$3,350	1/1	\$3.3	1,020	Jan 2019	316
603	\$2,700	1/1	\$3.1	883	Dec 2018	54
902	\$3,700	2/2	\$2.1	1,798	Jul 2018	48
1404	\$3,400	2/2	\$2.5	1,342	Jun 2018	57
603	\$2,600	1/1	\$2.9	883	Apr 2018	59
804	\$3,450	2/3	\$2.6	1,342	Mar 2018	117
1802	\$4,000	2/3	\$2.2	1,798	Jan 2018	13
2002	\$3,600	2/3	\$2.0	1,798	Dec 2017	39
2503	\$3,250	1/1	\$3.2	1,020	Dec 2017	305
604	\$3,690	2/2	\$2.7	1,342	Feb 2017	98
904	\$3,500	2/2	\$2.6	1,342	Feb 2017	87
1803	\$2,650	1/1	\$3.0	883	Jan 2017	149

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH3	\$1,190,000	2/3	\$886.7	1342	Oct 2019	N/A
PH37...	\$7,490,000	5/6	\$1,314.0	5700	Oct 2019	SUNNY ISLES...
PH37...	\$35,000/mth	5/6	\$6.1	5700	Oct 2019	SUNNY ISLES...
403	\$2,690,000	4/6	\$773.0	3480	Oct 2019	N/A
501	\$9,000/mth	3/3	\$3.5	2600	Apr 2019	N/A
502	\$3,750/mth	2/3	\$2.1	1798	Oct 2019	JUSTIN FUHR...
602	\$4,000/mth	2/3	\$2.2	1780	Oct 2019	VERONIKA H...
802	\$780,000	2/3	\$433.8	1798	Nov 2019	N/A
802	\$3,800/mth	2/3	\$2.1	1798	Oct 2019	N/A
904	\$750,000	2/3	\$558.9	1342	Nov 2019	LIODMILA IS...
1502N	\$1,725,000	2/3	\$771.8	2235	Oct 2019	MARSHA H F...
1503	\$12,400/mth	3/6	\$3.6	3480	Oct 2019	N/A
1503	\$2,850,000	3/6	\$819.0	3480	Oct 2019	N/A
1802	\$795,000	2/2	\$442.2	1798	May 2017	N/A
1802	\$795,000	2/3	\$442.2	1798	Oct 2019	BRATT HOLD...
1802	\$3,800/mth	2/3	\$2.1	1798	Nov 2019	BRATT HOLD...
2002	\$775,000	2/3	\$431.0	1798	Nov 2019	
2103	\$590,000	1/2	\$668.2	883	Oct 2019	STEVEN KERZ...
2202	\$799,000	2/3	\$444.4	1798	Oct 2019	MICHAEL JOH...
2302	\$1,699,000	2/3	\$756.8	2245	Oct 2019	MARIA SHTEI...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2303	\$2,800/mth	1/2	\$2.7	1020	Nov 2019	IVAN PEREZ &...
2304	\$825,000	2/3	\$614.8	1342	Nov 2019	IZHAK KLING...
2403	\$12,500/mth	4/6	\$3.6	3480	Oct 2019	N/A
2403	\$569,000	1/2	\$644.4	883	Oct 2019	NATALYA KHI...
2502	\$8,000/mth	2/2	\$3.6	2235	Oct 2019	N/A
2601	\$1,749,000	3/4	\$733.9	2383	Oct 2019	MYRIAM KIPE...
2602	\$725,000	2/3	\$403.2	1798	Oct 2019	N/A
2803	\$15,000/mth	4/6	\$4.3	3480	Oct 2019	ALLA KANTER
2803	\$2,950,000	4/6	\$847.7	3480	Nov 2019	ALLA KANTER
3301	\$13,500/mth	3/5	\$4.9	2775	Oct 2019	N/A