



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

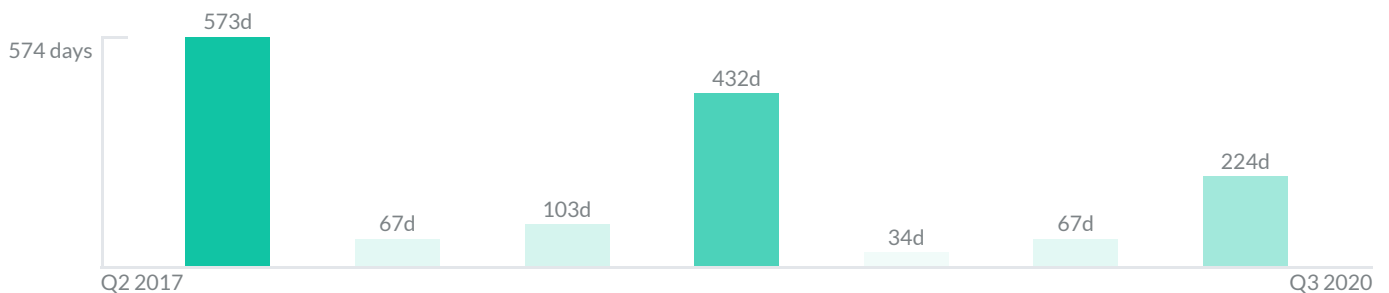
The property stats graph represents the median price evolution since ten years in your postal code area.



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

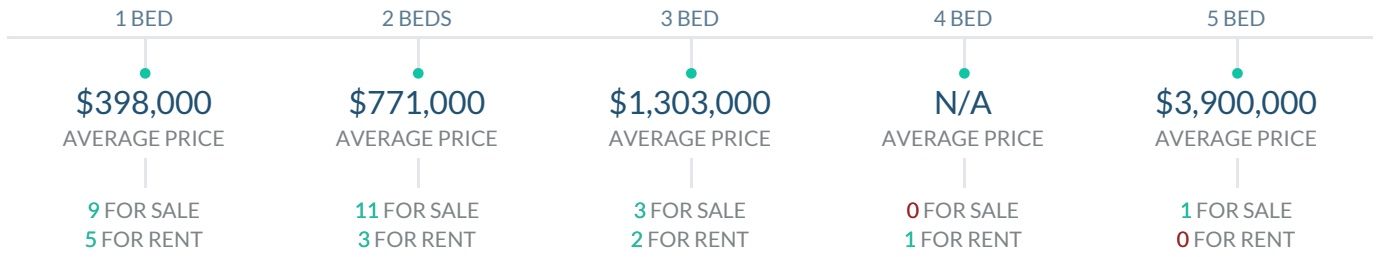
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

| 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.



-209.5% to 49.3%

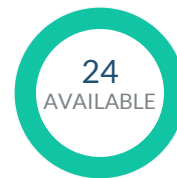
CAP RATE

Yearly net income when rent

4.8%

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 Sayan



\$3,700



UNIT A2304

RENTED | OCT 2020



\$3,850



UNIT 1702

RENTED | SEP 2020

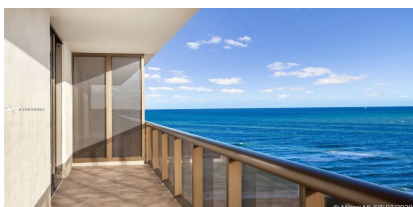


\$720,000



UNIT 2602

SOLD | SEP 2020

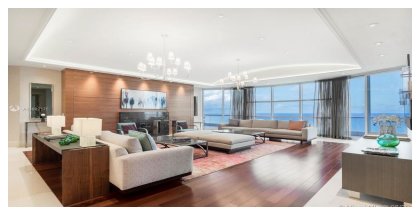


\$3,300



UNIT 904

RENTED | AUG 2020



\$6,950,000



UNIT PH3702

SOLD | AUG 2020



\$3,550



UNIT 2104

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN SAYAN

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|---------|-------------|------------|-----------|-------|-------------|----------------|
| 2602 | \$720,000 | 2/3 | \$400.4 | 1,798 | Sep 2020 | 60 |
| PH37... | \$6,950,000 | 5/6 | \$1,219.3 | 5,700 | Aug 2020 | 388 |
| 1804 | \$3,595,000 | 3/5 | \$962.5 | 3,735 | Jul 2019 | 67 |
| 1102 | \$729,900 | 2/3 | \$406.0 | 1,798 | Nov 2018 | 34 |
| 1104 | \$762,000 | 2/2 | \$567.8 | 1,342 | Sep 2018 | 581 |
| 1104 | \$762,000 | 2/3 | \$567.8 | 1,342 | Sep 2018 | 581 |
| 1504 | \$799,000 | 2/3 | \$595.4 | 1,342 | Jul 2018 | 135 |
| 1902 | \$799,000 | 2/3 | \$444.4 | 1,798 | May 2018 | 103 |
| 1501 | \$1,499,500 | 3/3 | \$629.2 | 2,383 | Oct 2017 | 67 |
| 1601 | \$2,195,000 | 3/3 | \$921.1 | 2,383 | Jun 2017 | 573 |
| 1601 | \$2,195,000 | 3/31 | \$921.1 | 2,383 | Jun 2017 | 573 |
| 2604 | \$945,000 | 2/2 | \$704.2 | 1,342 | Oct 2016 | 263 |
| 2604 | \$945,000 | 2/21 | \$704.2 | 1,342 | Oct 2016 | 263 |
| 1804 | \$885,000 | 2/2 | \$659.5 | 1,342 | Apr 2016 | 7 |
| 1602 | \$850,000 | 2/2 | \$472.7 | 1,798 | Apr 2016 | 88 |
| 1602 | \$850,000 | 2/2 | \$472.7 | 1,798 | Apr 2016 | 88 |
| 2402 | \$925,000 | 2/2 | \$514.5 | 1,798 | Feb 2016 | 181 |
| 2402 | \$925,000 | 2/21 | \$514.5 | 1,798 | Feb 2016 | 181 |
| 2102 | \$950,000 | 2/2 | \$528.4 | 1,798 | Feb 2016 | 99 |
| 2102 | \$950,000 | 2/21 | \$528.4 | 1,798 | Feb 2016 | 99 |

Rented

LAST 20 PROPERTIES RENTED IN SAYAN

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|---------|----------|------------|---------|-------|-------------|----------------|
| A2304 | \$3,700 | 2/3 | \$2.8 | 1,342 | Oct 2020 | 38 |
| 1702 | \$3,850 | 2/3 | \$2.1 | 1,798 | Sep 2020 | 64 |
| 904 | \$3,300 | 2/3 | \$2.5 | 1,342 | Aug 2020 | 174 |
| 2104 | \$3,550 | 2/3 | \$2.3 | 1,540 | Apr 2020 | 105 |
| 2303 | \$2,800 | 1/2 | \$2.7 | 1,020 | Feb 2020 | 73 |
| 2403 | \$12,500 | 3/6 | \$3.6 | 3,480 | Jan 2020 | 173 |
| 502 | \$3,750 | 2/3 | \$2.1 | 1,798 | Dec 2019 | 262 |
| 503 | \$2,400 | 1/2 | \$2.4 | 1,020 | Nov 2019 | 270 |
| 1903 | \$2,500 | 1/2 | \$2.8 | 883 | Nov 2019 | 64 |
| PH37... | \$35,000 | 5/6 | \$6.1 | 5,700 | Oct 2019 | 61 |
| 2603 | \$2,900 | 1/2 | \$3.3 | 883 | Sep 2019 | 30 |
| 904 | \$3,200 | 2/3 | \$2.4 | 1,342 | Aug 2019 | 8 |
| 804 | \$3,350 | 2/3 | \$2.5 | 1,342 | May 2019 | 62 |
| 1204 | \$3,800 | 2/3 | \$2.8 | 1,342 | Apr 2019 | 34 |
| 604 | \$3,200 | 2/3 | \$2.4 | 1,342 | Mar 2019 | 194 |
| 1802 | \$3,999 | 2/3 | \$2.2 | 1,798 | Feb 2019 | 48 |
| 2503 | \$3,350 | 1/2 | \$3.3 | 1,020 | Jan 2019 | 316 |
| 603 | \$2,700 | 1/2 | \$3.1 | 883 | Dec 2018 | 54 |
| 902 | \$3,700 | 2/3 | \$2.1 | 1,798 | Jul 2018 | 48 |
| 1404 | \$3,400 | 2/3 | \$2.5 | 1,342 | Jun 2018 | 57 |

Currently Listed

ACTIVE LISTINGS 1/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|-------|--------------|------------|---------|------|--------------|-----------------|
| LPH1 | \$3,900,000 | 5/5 | \$938.0 | 4158 | Sep 2020 | |
| LPH2 | \$585,000 | 1/2 | \$662.5 | 883 | Sep 2020 | |
| 501 | \$9,000 | 3/3 | \$3.5 | 2600 | Dec 2019 | ILANA LEVY |
| 502 | \$3,500/mth | 2/3 | \$1.8 | 1917 | Sep 2020 | JUSTIN FUHR... |
| 602 | \$4,000/mth | 2/3 | \$2.2 | 1780 | Sep 2020 | VERONIKA H... |
| 602 | \$739,000 | 2/3 | \$411.0 | 1798 | Oct 2020 | VERONIKA H... |
| 603 | \$2,600/mth | 1/2 | \$2.9 | 883 | Sep 2020 | ANNY B VERA... |
| 604 | \$678,000 | 2/3 | \$505.2 | 1342 | Oct 2020 | ESTEBAN ME... |
| 604 | \$3,300/mth | 2/3 | \$2.5 | 1342 | Oct 2020 | ESTEBAN ME... |
| 703 | \$495,000 | 1/2 | \$560.6 | 883 | Sep 2020 | N/A |
| 703 | \$3,000/mth | 1/2 | \$3.4 | 883 | Sep 2020 | N/A |
| 703 | \$470,000 | 1/2 | \$532.3 | 883 | Oct 2020 | N/A |
| 802 | \$780,000 | 2/3 | \$433.8 | 1798 | Sep 2020 | N/A |
| 1002 | \$3,350/mth | 1/2 | \$2.0 | 1660 | Sep 2020 | LOUIS LEVINE... |
| 1103 | \$2,600/mth | 1/2 | \$2.5 | 1040 | Oct 2020 | |
| 1103 | \$499,000 | 1/2 | \$565.1 | 883 | Oct 2020 | |
| 1403 | \$2,900 | 1/1 | \$2.8 | 1040 | Jul 2020 | CHRISTOPHE... |
| 1502N | \$1,620,000 | 2/3 | \$724.8 | 2235 | Sep 2020 | MARSHA H F... |
| 1503 | \$2,700 | 1/1 | \$2.6 | 1040 | Oct 2020 | CHRISTOPHE... |
| 1503 | \$12,400/mth | 3/6 | \$3.6 | 3480 | Oct 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 2/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|--------------|------------|---------|------|--------------|----------------|
| 1503 | \$2,400,000 | 3/6 | \$689.7 | 3480 | Sep 2020 | N/A |
| 1702 | \$825,000 | 2/3 | \$458.8 | 1798 | Sep 2020 | SVETLANA R... |
| 1802 | \$695,000 | 2/3 | \$386.5 | 1798 | Oct 2020 | BRATT HOLD... |
| 1803 | \$2,800/mth | 1/2 | \$3.2 | 883 | Oct 2020 | YORAM HAK... |
| 2002 | \$775,000 | 2/3 | \$431.0 | 1798 | Sep 2020 | |
| 2101 | \$1,500,000 | 3/4 | \$629.5 | 2383 | Sep 2020 | N/A |
| 2102 | \$825,000 | 2/3 | \$458.8 | 1798 | Oct 2020 | CARLOS ALEJ... |
| 2103 | \$480,000 | 1/2 | \$543.6 | 883 | Sep 2020 | STEVEN KERZ... |
| 2304 | \$769,900 | 2/3 | \$573.7 | 1342 | Sep 2020 | IZHAK KLING... |
| 2304 | \$769,900 | 2/3 | \$573.7 | 1342 | Sep 2020 | IZHAK KLING... |
| 2401 | \$9,900/mth | 3/4 | \$4.2 | 2383 | Sep 2020 | PABLO ROGE... |
| 2403 | \$535,000 | 1/2 | \$605.9 | 883 | Sep 2020 | NATALYA KHI... |
| 2403 | \$509,000 | 1/2 | \$576.4 | 883 | Oct 2020 | NATALYA KHI... |
| 2502 | \$8,000 | 2/2 | \$3.6 | 2235 | Dec 2019 | BORYS LYTO... |
| 2803 | \$15,000/mth | 4/6 | \$4.3 | 3480 | Sep 2020 | ALLA KANTER |