

# Market Report

June, 2022



## 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](https://sayancondosforsale.com).

## Property Stats

POSTAL CODE 33160

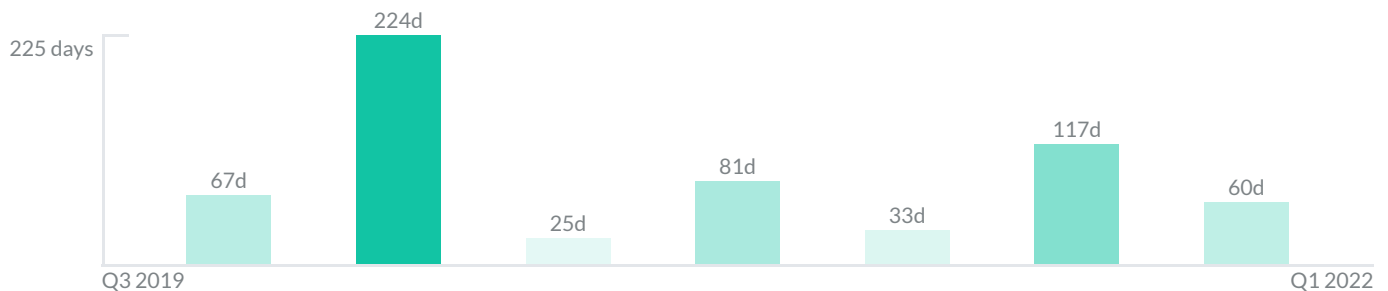
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



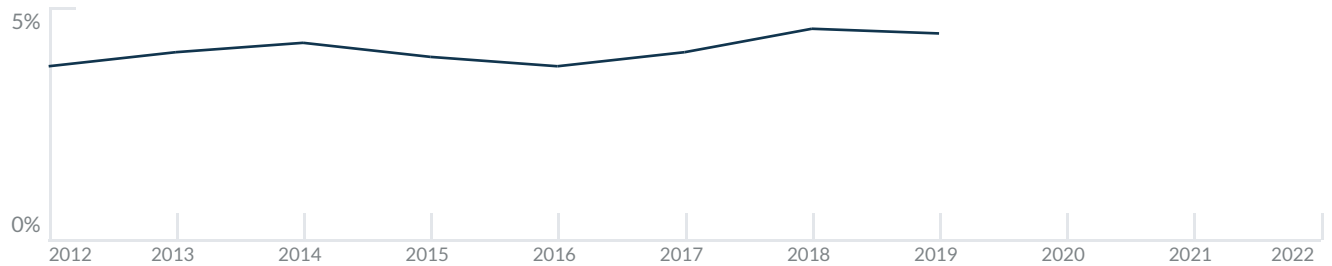
# Mortgage Rates

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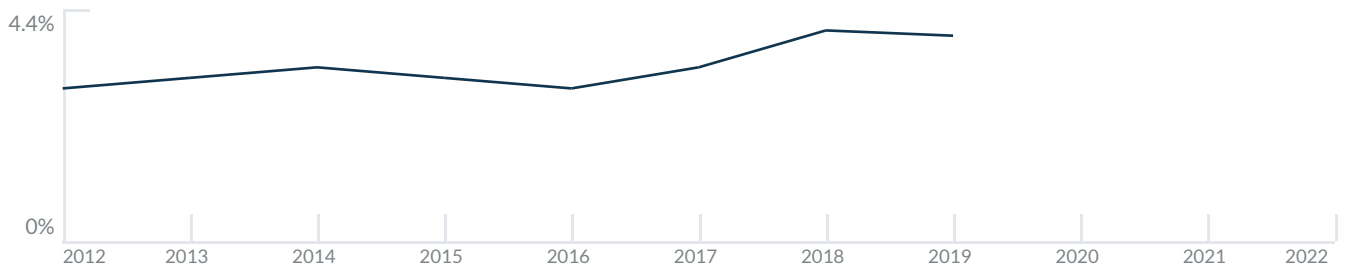
PER YEAR

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©

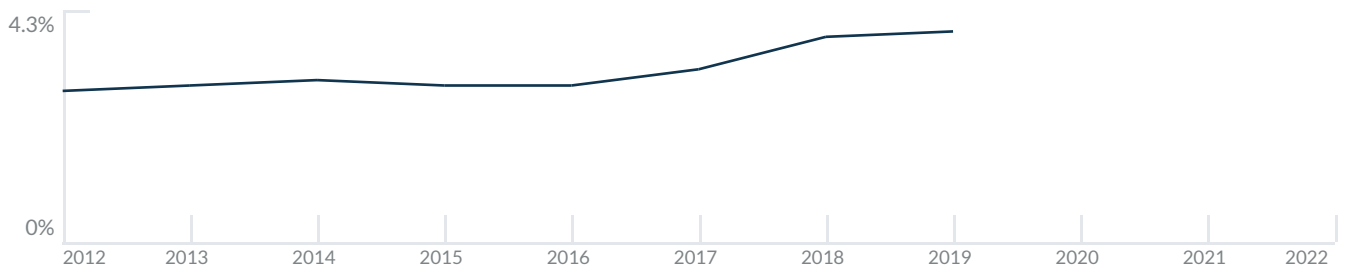
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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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.

1 BED  
 N/A  
 AVERAGE PRICE  
 0 FOR SALE  
 1 FOR RENT

2 BEDS  
 \$926,000  
 AVERAGE PRICE  
 5 FOR SALE  
 2 FOR RENT

1.9% to 3.6%  
 CAP RATE  
 Yearly net income when rent

4%  
 NEGOTIABILITY  
 What you can negotiate

5  
 AVAILABLE


0  
 SOLD



Sale within the last month


# Activity



SOLD OR RENTED


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





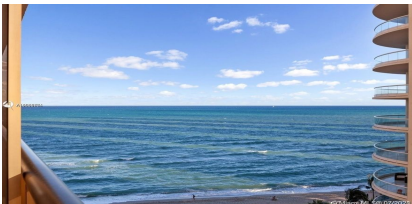
\$920,000  3  2  
 UNIT 1402 **SOLD** | APR 2022






\$2,299,000  4  3  
 UNIT 2601 **SOLD** | FEB 2022






\$4,500  2  1  
 UNIT 603 **RENTED** | NOV 2021





\$799,000  3  2  
 UNIT 704 **SOLD** | SEP 2021



\$749,000  3  2  
 UNIT 1802 **SOLD** | JUL 2021



\$2,270,000  4  3  
 UNIT 1501 **SOLD** | MAY 2021

## Sold

LAST 20 PROPERTIES SOLD IN SAYAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1402	\$920,000	2/3	\$511.7	1,798	Mar 2022	60
2601	\$2,299,000	3/4	\$964.8	2,383	Dec 2021	117
704	\$799,000	2/3	\$518.8	1,540	Sep 2021	33
1802	\$749,000	2/3	\$416.6	1,798	Jun 2021	163
1501	\$2,270,000	3/4	\$952.6	2,383	May 2021	83
1204	\$690,000	2/3	\$514.2	1,342	May 2021	1
603	\$447,000	1/2	\$506.2	883	Apr 2021	37
602	\$699,000	2/3	\$388.8	1,798	Apr 2021	49
703	\$445,000	1/2	\$504.0	883	Apr 2021	154
2004	\$699,900	2/3	\$521.5	1,342	Mar 2021	25
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

## Rented

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LAST 20 PROPERTIES RENTED IN SAYAN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
603	\$4,500	1/2	\$5.1	883	Nov 2021	36
2401	\$9,900	3/4	\$4.2	2,383	May 2021	50
1002	\$2,950	1/2	\$1.6	1,798	Apr 2021	19
1103	\$2,600	1/2	\$2.5	1,040	Jan 2021	141
503	\$2,500	1/2	\$2.8	883	Jan 2021	33
604	\$3,300	2/3	\$2.5	1,342	Nov 2020	151
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
502	\$900,000	2/3	\$500.6	1798	Apr 2022	JUSTIN FUHR...
802	\$890,000	2/3	\$495.0	1798	Feb 2022	N/A
802	\$4,200/mth	2/3	\$2.3	1798	Sep 2021	N/A
1002	\$4,500/mth	1/2	\$2.5	1798	Feb 2022	LOUIS LEVINE...
1702	\$950,000	2/3	\$528.4	1798	Feb 2022	SVETLANA R...
1702	\$900,000	2/3	\$500.6	1798	Feb 2022	SVETLANA R...
1704	\$6,000/mth	2/3	\$4.5	1342	Apr 2022	BERNARDO K...
2304	\$990,000	2/3	\$737.7	1342	Apr 2022	IZHAK KLING...