

Market Report

March, 2020



Ocean Four

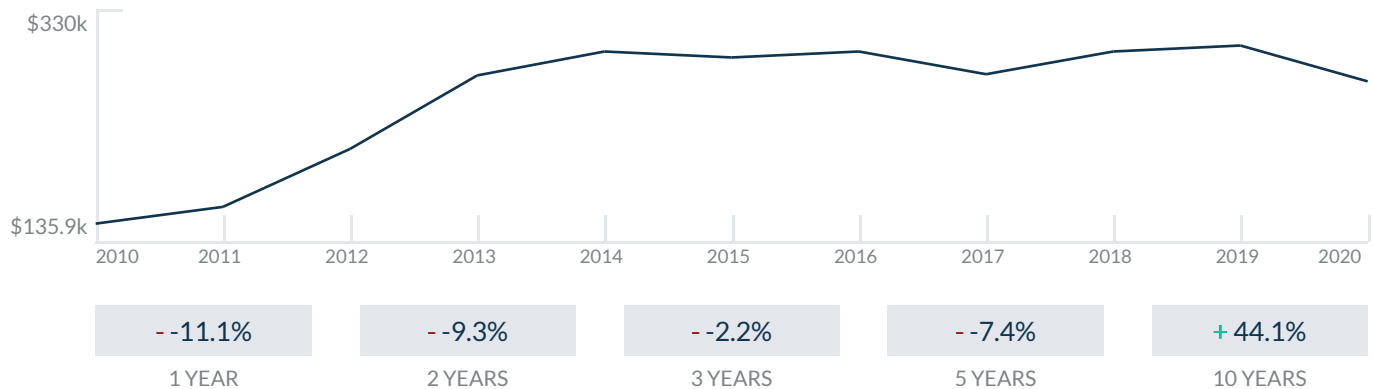
17201 Collins Ave
Sunny Isles, FL 33160

Every month we compile this comprehensive market report focus on Ocean Four 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 oceanfourcondosforsale.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!

1 days

Mortgage Rates

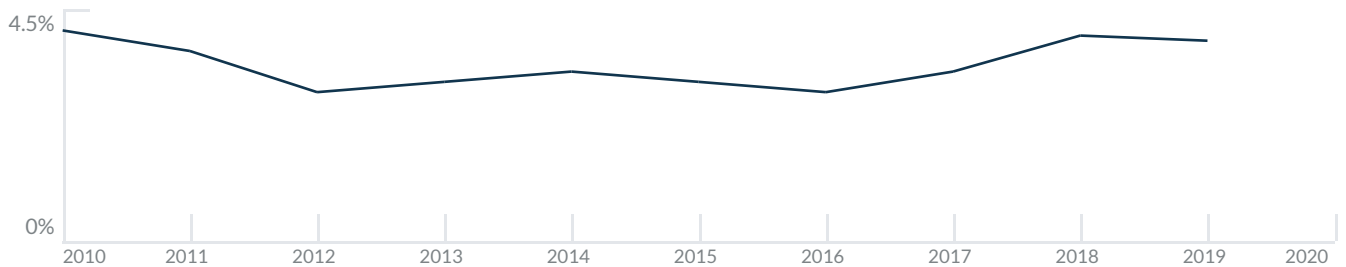
PER YEAR

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©

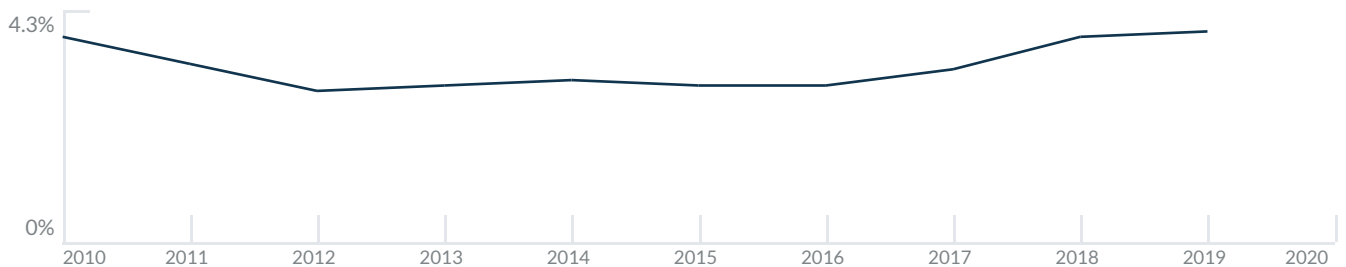
30 YEARS FIXED 4.4%



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 OCEAN FOUR

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

% to %
CAP RATE
Yearly net income when rent

0%
NEGOTIABILITY
What you can negotiate

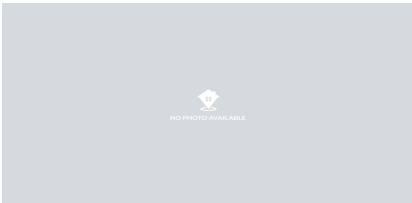




Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Ocean Four



\$699,000  2  2

UNIT 1202 **SOLD** | SEP 2016

Sold

LAST 20 PROPERTIES SOLD IN OCEAN FOUR

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 1202 | \$699,000 | 2/2 | \$500.7 | 1,396 | Jul 2012 | 279 |

Rented

LAST 20 PROPERTIES RENTED IN OCEAN FOUR

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|-------|------------|---------|------|-------------|----------------|
|------|-------|------------|---------|------|-------------|----------------|