

# Market Report

June, 2022



## 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 datas 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](https://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!

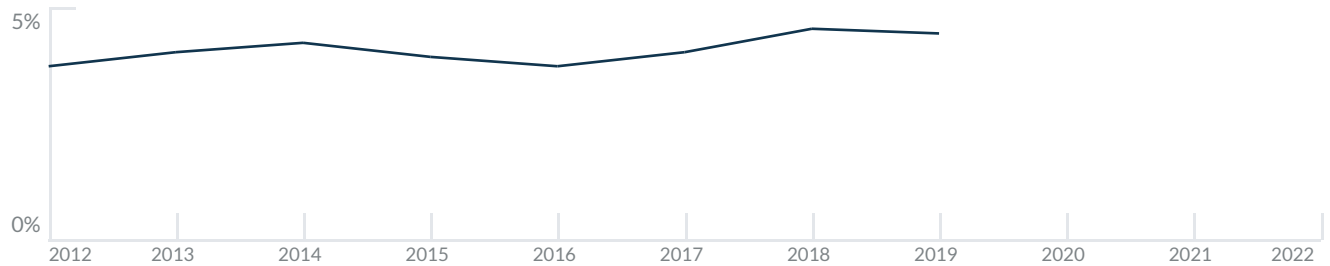
1 days

# Mortgage Rates

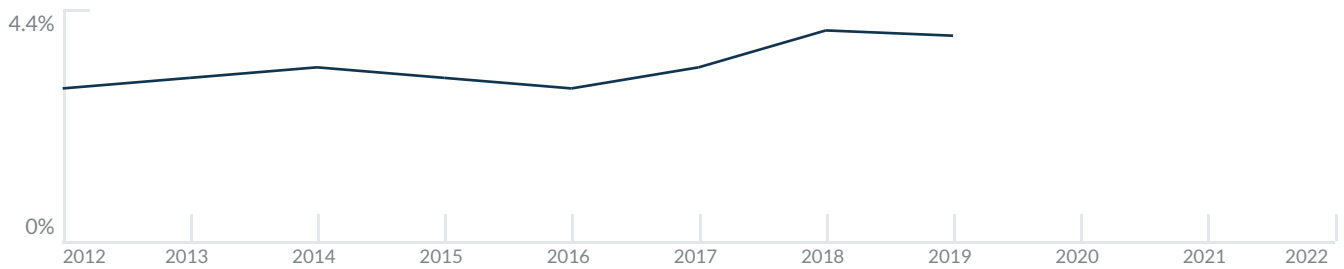
PER YEAR

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©

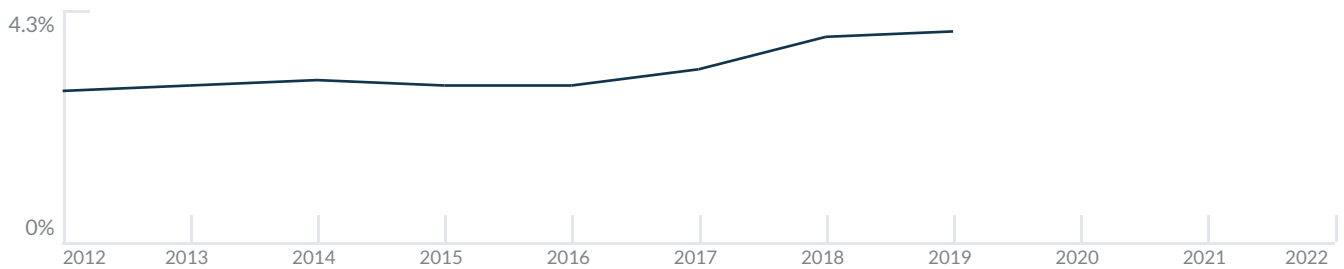
30 YEARS FIXED 4.4%



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

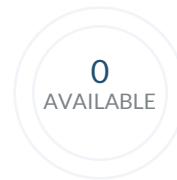
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IN OCEAN FOUR

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



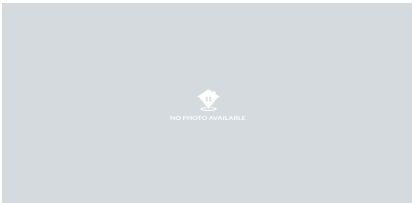
Sale within the last month



# Activity

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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

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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

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LAST 20 PROPERTIES RENTED IN OCEAN FOUR

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