

Market Report

October, 2020



Jade Signature

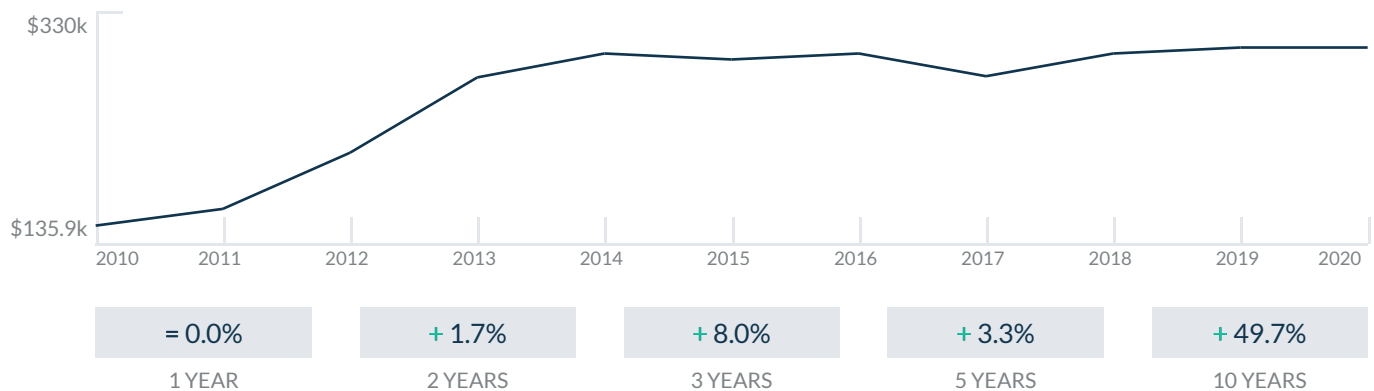
16901 Collins Ave
Sunny Isles Beach, FL 33160

Every month we compile this comprehensive market report focus on Jade Signature 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 jadesignatureapartments.com.

Property Stats

POSTAL CODE 33160

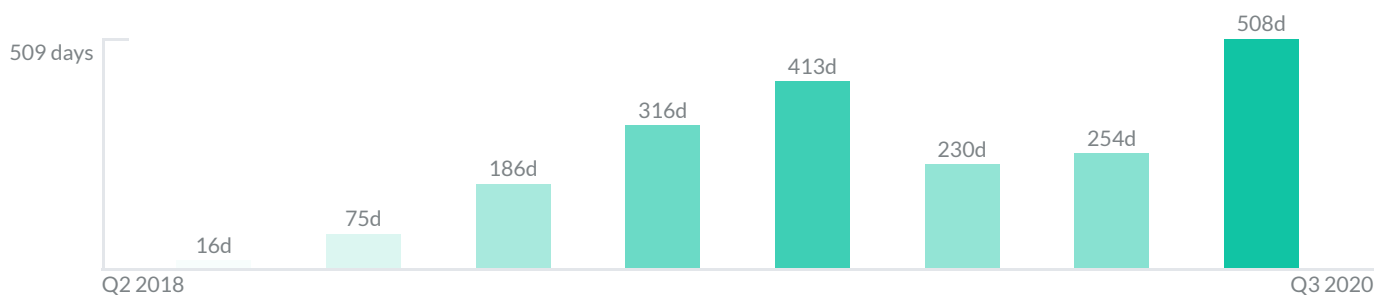
The property stats graph represents the median price evolution since ten years in your postal code area.



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

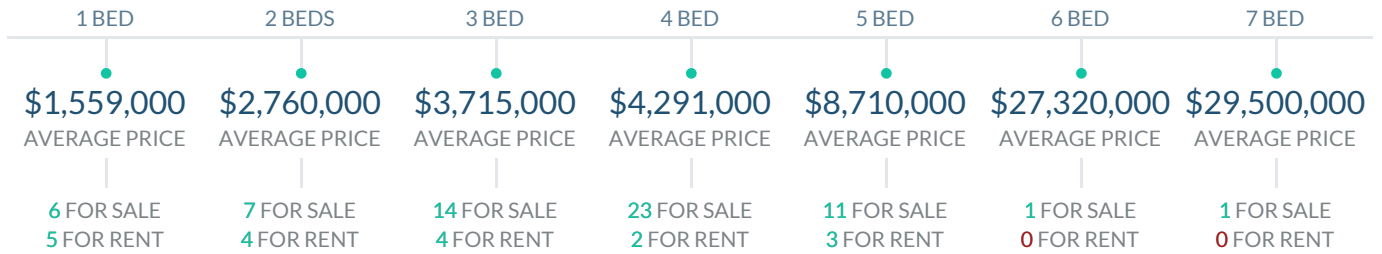
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

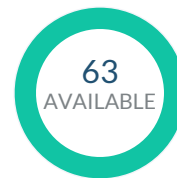
IN JADE SIGNATURE

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



-6% to 6.5%
CAP RATE
Yearly net income when rent

10.4%
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 Jade Signature

\$16,500

UNIT 1605

RENTED | SEP 2020

6 Bathrooms, 4 Bedrooms

\$15,000

UNIT 1405

RENTED | SEP 2020

6 Bathrooms, 4 Bedrooms

\$18,000

UNIT 4603

RENTED | AUG 2020

5 Bathrooms, 3 Bedrooms

\$4,590,000

UNIT 5003

SOLD | AUG 2020

5 Bathrooms, 3 Bedrooms

\$7,900

UNIT 1202

RENTED | AUG 2020

3 Bathrooms, 2 Bedrooms

\$7,800

UNIT 1702

RENTED | JUL 2020

3 Bathrooms, 2 Bedrooms

Sold

LAST 20 PROPERTIES SOLD IN JADE SIGNATURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5003	\$4,590,000	3/5	\$1,408.0	3,260	Jul 2020	903
502	\$2,500,000	2/3	\$1,467.1	1,704	Jul 2020	112
3503	\$3,499,000	3/5	\$1,180.9	2,963	Mar 2020	262
2801	\$3,995,000	4/6	\$1,176.4	3,396	Mar 2020	202
505	\$2,985,000	4/6	\$861.5	3,465	Feb 2020	678
2601	\$3,395,000	4/6	\$1,127.2	3,012	Feb 2020	81
4903	\$4,490,000	3/5	\$1,540.3	2,915	Jan 2020	48
2404	\$1,325,000	2/2	\$915.7	1,447	Dec 2019	72
4801	\$6,850,000	5/7	\$1,383.0	4,953	Dec 2019	3
902	\$2,090,000	2/3	\$1,012.1	2,065	Nov 2019	225
1503	\$3,900,000	3/5	\$1,330.6	2,931	Oct 2019	621
605	\$4,490,000	4/6	\$1,295.8	3,465	Sep 2019	545
2605	\$4,890,000	4/6	\$1,476.4	3,312	Aug 2019	340
1402	\$2,050,000	2/3	\$1,416.7	1,447	Jul 2019	354
2905	\$3,999,000	4/6	\$1,361.6	2,937	Apr 2019	398
3001	\$4,750,000	4/6	\$1,398.7	3,396	Apr 2019	234
5001	\$7,995,000	5/7	\$1,614.2	4,953	Feb 2019	42
5503	\$22,320,000	5/8	\$2,430.6	9,183	Jan 2019	329
4105	\$4,490,000	4/6	\$1,181.6	3,800	Nov 2018	75
1002	\$3,000,000	2/2	\$1,452.8	2,065	May 2018	1

Rented

LAST 20 PROPERTIES RENTED IN JADE SIGNATURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1605	\$16,500	4/6	\$5.5	3,024	Sep 2020	27
1405	\$15,000	4/6	\$5.0	3,024	Aug 2020	21
4603	\$18,000	3/5	\$6.2	2,915	Aug 2020	273
1202	\$7,900	2/3	\$4.6	1,704	Jul 2020	83
1702	\$7,800	2/3	\$4.6	1,704	Jul 2020	73
4003	\$12,500	3/5	\$4.3	2,931	Jul 2020	110
3303	\$12,000	3/5	\$4.8	2,511	Jun 2020	23
1402	\$9,500	2/3	\$5.6	1,704	Jun 2020	175
1905	\$14,500	4/6	\$4.8	3,024	Jun 2020	35
3703	\$13,500	3/5	\$5.2	2,590	Jun 2020	32
3203	\$13,900	3/5	N/A	N/A	Mar 2020	427
601	\$12,000	4/6	\$3.5	3,412	Mar 2020	71
802	\$10,950	2/3	\$5.3	2,065	Feb 2020	329
2204	\$6,250	1/2	\$5.6	1,125	Feb 2020	63
1002	\$8,000	2/3	\$4.7	1,704	Jan 2020	63
3905	\$19,500	5/7	\$5.1	3,795	Jan 2020	250
1405	\$18,700	4/6	\$6.2	3,024	Dec 2019	27
1504	\$7,500	2/2	\$5.4	1,378	Nov 2019	40
2403	\$12,900	3/5	\$5.2	2,496	Nov 2019	41
1602	\$7,500	2/3	\$3.6	2,065	Nov 2019	122

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
403	\$600,000	1/1	\$923.1	650	Sep 2020	N/A
406	\$700,000	1/1	\$1,241.1	564	Sep 2020	N/A
502	\$11,500/mth	2/3	\$6.7	1704	Sep 2020	POINT3 LLC C...
601	\$4,700,000	4/6	\$1,377.5	3412	Sep 2020	N/A
602	\$2,790,000	2/3	\$1,351.1	2065	Sep 2020	MERCEDES G...
603	\$2,950,000	3/5	\$1,178.1	2504	Sep 2020	N/A
604	\$2,195,000	2/2	\$1,592.9	1378	Sep 2020	N/A
604	\$8,500/mth	1/2	\$6.2	1378	Sep 2020	N/A
702	\$2,950,000	2/3	\$1,428.6	2065	Sep 2020	FLORENCIA S...
704	\$8,500/mth	1/2	\$6.2	1378	Sep 2020	N/A
801	\$4,750,000	4/6	\$1,392.1	3412	Sep 2020	N/A
803	\$3,450,000	3/5	\$1,177.1	2931	Sep 2020	
903	\$3,547,000	3/5	\$1,210.2	2931	Sep 2020	REFERENCE O...
904	\$1,990,000	1/2	\$1,375.3	1447	Sep 2020	N/A
904	\$8,500/mth	1/2	N/A	N/A	Sep 2020	N/A
905	\$3,799,000	4/6	\$1,255.5	3026	Sep 2020	OCEAN LIFE L...
1201...	\$3,950,000	4/6	\$1,157.7	3412	Sep 2020	VILLAGE EAST...
1203	\$3,650,000	3/5	\$1,459.4	2501	Sep 2020	N/A
1402	\$2,950,000	2/3	\$1,731.2	1704	Sep 2020	SUNNY JADE...
1402	\$9,000/mth	2/3	\$5.3	1704	Sep 2020	SUNNY JADE...

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1404	\$6,900/mth	2/2	\$6.1	1125	Sep 2020	N/A
1405	\$17,700/mth	4/6	\$5.9	3024	Sep 2020	N/A
1501	\$3,995,000	4/6	\$1,173.3	3405	Sep 2020	MICHAEL ELIE...
1504	\$7,500/mth	2/2	\$5.4	1378	Sep 2020	N/A
1505	\$2,999,000	4/6	\$991.1	3026	Sep 2020	LUCKHILL OF...
1602	\$3,200,000	2/3	\$1,549.6	2065	Sep 2020	N/A
1604	\$1,900,000	1/2	\$1,688.9	1125	Sep 2020	N/A
1604	\$7,250/mth	1/2	\$6.4	1125	Sep 2020	N/A
1605	\$3,990,000	4/6	\$1,319.4	3024	Sep 2020	N/A
1605	\$3,990,000	4/6	\$1,319.4	3024	Sep 2020	N/A
1605	\$3,990,000	4/6	\$1,151.5	3465	Sep 2020	N/A
1802	\$2,985,000	2/3	\$1,445.5	2065	Sep 2020	N/A
1904	\$1,988,000	1/2	\$1,442.7	1378	Sep 2020	N/A
1905	\$3,700,000	4/6	\$1,223.5	3024	Sep 2020	N/A
2004	\$2,175,000	1/2	\$1,933.3	1125	Sep 2020	CGVL0108 CO...
2004	\$5,950/mth	1/2	\$5.3	1125	Sep 2020	CGVL0108 CO...
2101	\$17,500/mth	4/6	\$5.1	3412	Sep 2020	LUCIANO LOB...
2203	\$12,900/mth	3/5	\$5.2	2496	Sep 2020	N/A
2301	\$4,290,000	4/6	\$1,259.9	3405	Sep 2020	N/A
2401	\$3,999,000	4/6	N/A	N/A	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2501	\$3,698,000	4/6	\$1,083.8	3412	Sep 2020	ROBERT FULL...
2502	\$2,250,000	2/3	\$1,320.4	1704	Sep 2020	MADINA L VY...
2503	\$3,399,011	3/5	\$1,361.8	2496	Sep 2020	DOUGLAS C D...
2503	\$18,000/mth	3/5	\$7.2	2496	Sep 2020	DOUGLAS C D...
2601	\$3,895,000	5/5	\$1,146.9	3396	Sep 2019	N/A
2701	\$4,750,000	4/6	\$1,398.7	3396	Sep 2020	N/A
2703	\$4,095,000	3/5	\$1,630.8	2511	Sep 2020	N/A
2705	\$3,499,900	4/6	\$1,191.7	2937	Sep 2020	YNGA LLC C/...
2803	\$14,500/mth	3/5	\$4.9	2950	Sep 2020	N/A
2803	\$14,500/mth	3/5	\$4.9	2950	Sep 2020	N/A
2903	\$3,600,000	3/5	\$1,433.7	2511	Sep 2020	N/A
3101	\$5,300,000	4/6	\$1,759.6	3012	Sep 2020	N/A
3101	\$4,850,000	4/6	\$1,610.2	3012	Sep 2020	N/A
3103	\$3,650,000	4/4	\$1,453.6	2511	Sep 2020	SANDRA SAL...
3103	\$3,650,000	3/4	\$1,453.6	2511	Sep 2020	SANDRA SAL...
3203	\$4,100,000	3/5	\$1,632.8	2511	Sep 2020	N/A
3205	\$4,800,000	4/6	\$1,634.3	2937	Sep 2020	LAFAC CORP...
3301	\$5,500,000	4/6	\$1,826.0	3012	Sep 2020	Elena Illenko
3303	\$3,600,000	3/5	\$1,433.7	2511	Sep 2020	N/A
3401	\$5,900,000	5/6	\$1,737.3	3396	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3401	\$25,000/mth	5/6	\$7.4	3396	Sep 2020	N/A
3505	\$4,750,000	4/6	\$1,251.6	3795	Sep 2020	N/A
3703	\$3,525,000	3/5	\$1,361.0	2590	Sep 2020	ANGEL JUNQ...
3705	\$4,349,000	4/6	\$1,277.2	3405	Sep 2020	N/A
3901	\$5,490,000	5/7	\$1,300.0	4223	Sep 2020	N/A
3905	\$5,400,000	4/6	\$1,228.7	4395	Sep 2020	N/A
4001	\$4,999,000	5/7	\$1,183.8	4223	Sep 2020	N/A
4001	\$25,000/mth	5/7	\$5.9	4223	Sep 2020	N/A
4003	\$3,550,000	3/5	\$1,211.2	2931	Sep 2020	ASAE LLC C/O...
4101	\$5,500,000	5/7	\$1,156.9	4754	Sep 2020	N/A
4101	\$25,000/mth	5/7	\$5.3	4754	Sep 2020	N/A
4201	\$5,299,000	5/7	\$1,095.5	4837	Sep 2020	N/A
4403	\$5,200,000	3/5	\$1,595.1	3260	Sep 2020	JOLLY 4403 LL...
4901	\$6,990,000	5/7	\$1,602.8	4361	Sep 2020	SIBA MANAG...
4905	\$3,699,000	3/5	\$1,262.9	2929	Sep 2020	ALFRED SHTA...
5101	\$19,950,000	5/8	\$3,379.6	5903	Sep 2020	N/A
5105	\$11,900,000	5/7	\$1,827.1	6513	Sep 2020	N/A
5303	\$11,900,000	5/7	\$1,887.4	6305	Sep 2020	N/A
5305	\$13,990,000	5/7	\$2,149.3	6509	Sep 2020	N/A
5503	\$27,320,000	6/7	N/A	N/A	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5603...	\$29,500,000	7/10	\$2,529.8	11661	Sep 2020	N/A