

# Market Report

August, 2022



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

## Property Stats

POSTAL CODE 33160

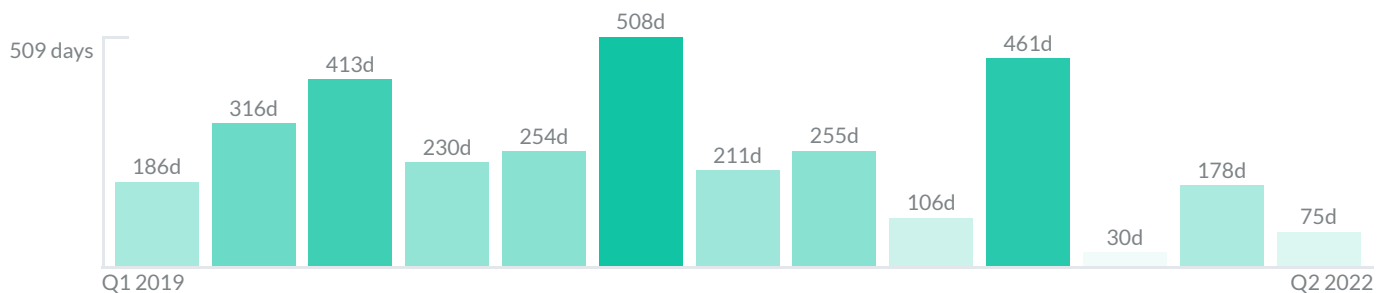
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



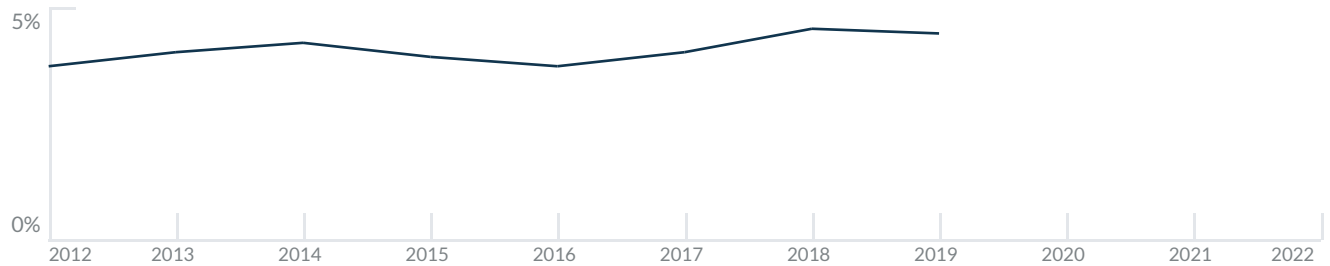
# Mortgage Rates

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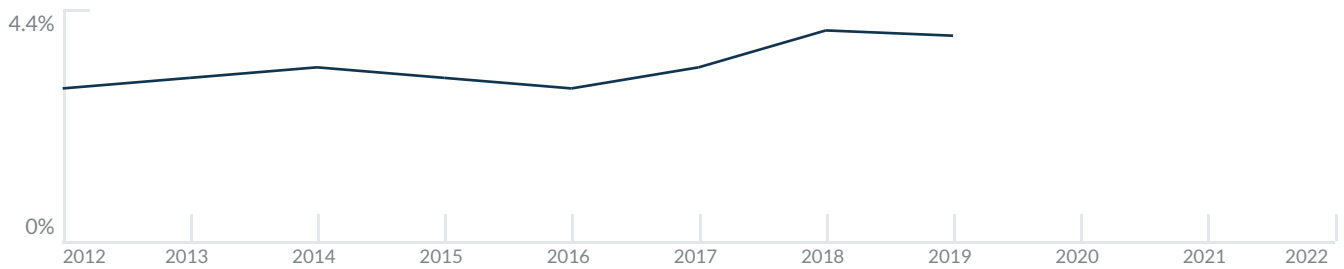
PER YEAR

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©

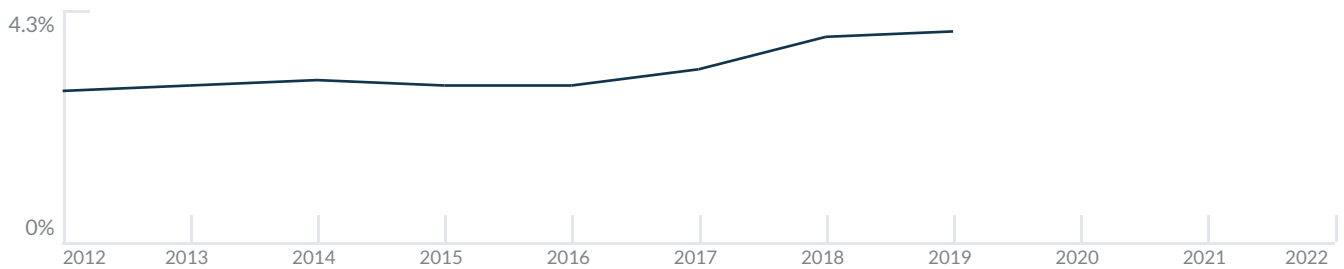
30 YEARS FIXED 4.4%



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 JADE SIGNATURE

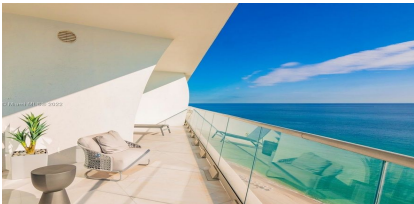




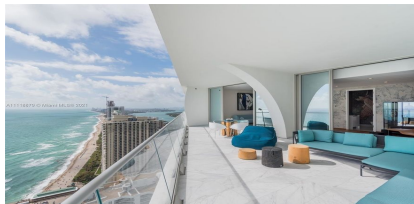
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Jade Signature

 <p>\$6,150,000</p> <p>UNIT 2001</p> <p>SOLD   APR 2022</p> <p>6 Bathrooms, 4 Bedrooms</p>	 <p>\$3,799,000</p> <p>UNIT 3102</p> <p>SOLD   APR 2022</p> <p>5 Bathrooms, 3 Bedrooms</p>	 <p>\$3,450,000</p> <p>UNIT 3202</p> <p>SOLD   FEB 2022</p> <p>5 Bathrooms, 3 Bedrooms</p>
 <p>\$4,190,000</p> <p>UNIT 3105</p> <p>SOLD   FEB 2022</p> <p>6 Bathrooms, 4 Bedrooms</p>	 <p>\$5,900,000</p> <p>UNIT 2001</p> <p>SOLD   FEB 2022</p> <p>6 Bathrooms, 4 Bedrooms</p>	 <p>\$30,000</p> <p>UNIT 4603</p> <p>RENTED   FEB 2022</p> <p>5 Bathrooms, 3 Bedrooms</p>

## Sold

LAST 20 PROPERTIES SOLD IN JADE SIGNATURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2001	\$6,150,000	4/6	\$1,802.5	3,412	Apr 2022	75
3102	\$3,799,000	3/5	\$1,523.3	2,494	Mar 2022	182
3202	\$3,450,000	3/5	\$1,383.3	2,494	Jan 2022	126
3105	\$4,190,000	4/6	\$1,426.6	2,937	Jan 2022	226
2001	\$5,900,000	4/6	\$1,979.9	2,980	Dec 2021	30
2405	\$3,850,900	4/6	\$1,274.3	3,022	Aug 2021	157
1201	\$3,690,000	4/6	\$1,081.5	3,412	Aug 2021	606
4403	\$4,590,000	3/5	\$1,408.0	3,260	Aug 2021	276
905	\$3,699,000	4/6	\$1,222.4	3,026	Aug 2021	86
4003	\$3,550,000	3/5	\$1,343.2	2,643	Jul 2021	872
4901	\$7,599,000	5/7	\$1,742.5	4,361	Jul 2021	90
1501	\$3,995,000	4/6	\$1,173.3	3,405	Jul 2021	1137
1402	\$2,950,000	2/3	\$1,731.2	1,704	May 2021	241
4001	\$4,990,000	5/6	\$1,181.6	4,223	May 2021	41
4101	\$5,299,000	5/7	\$1,095.5	4,837	Apr 2021	82
603	\$2,950,000	3/5	\$1,006.5	2,931	Apr 2021	42
2502	\$2,450,000	2/3	\$1,437.8	1,704	Apr 2021	125
3103	\$3,650,000	3/4	\$1,453.6	2,511	Mar 2021	185
3901	\$5,390,000	5/7	\$1,276.3	4,223	Mar 2021	649
2301	\$4,290,000	4/6	\$1,439.6	2,980	Mar 2021	601

## Rented

LAST 20 PROPERTIES RENTED IN JADE SIGNATURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4603	\$30,000	3/5	\$10.3	2,915	Dec 2021	35
1104	\$7,900	1/2	\$7.0	1,125	Dec 2021	20
2304	\$10,500	1/2	\$9.3	1,125	Nov 2021	89
4005	\$39,000	4/7	\$10.3	3,795	Nov 2021	63
2701	\$32,500	4/6	\$9.6	3,396	Nov 2021	75
1603	\$19,500	3/5	\$7.8	2,496	Oct 2021	46
2903	\$15,000	3/5	\$6.0	2,511	Sep 2021	14
1202	\$9,700	2/3	\$5.7	1,704	Aug 2021	49
1402	\$12,000	2/3	\$7.0	1,704	Jul 2021	21
2204	\$7,000	1/2	\$6.2	1,125	Jul 2021	69
3303	\$11,000	3/5	\$4.4	2,511	Jul 2021	19
1504	\$7,950	2/2	\$5.8	1,378	Jul 2021	21
503	\$15,000	3/5	\$6.0	2,503	Jun 2021	28
4601	\$25,000	5/7	\$5.7	4,361	Jun 2021	4
4603	\$30,000	3/5	\$10.3	2,915	Jun 2021	23
2903	\$12,500	3/5	\$5.0	2,511	May 2021	10
803	\$12,500	3/5	\$5.0	2,503	Apr 2021	38
4005	\$25,000	5/6	\$6.6	3,795	Feb 2021	43
503	\$15,000	3/5	\$6.0	2,503	Feb 2021	28
903	\$12,900	3/5	N/A	N/A	Feb 2021	36

## Currently Listed

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ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-5...	\$19,890,000	6/8	N/A	N/A	Oct 2021	N/A
PH55...	\$19,900,000	6/10	\$2,167.0	9183	Feb 2022	N/A
403	\$749,000	1/1	\$1,152.3	650	Feb 2022	N/A
406	\$600,000	1/1	\$1,063.8	564	Sep 2021	N/A
601	\$5,600,000	4/6	N/A	N/A	Apr 2022	N/A
602	\$2,979,000	2/3	\$1,748.2	1704	Apr 2022	MERCEDES G...
604	\$15,000/mth	2/2	N/A	N/A	Feb 2022	N/A
701	\$6,399,000	4/6	\$2,147.3	2980	Feb 2022	N/A
801	\$5,650,000	4/6	\$1,655.9	3412	Apr 2022	N/A
802	\$3,100,000	2/3	\$1,501.2	2065	Feb 2022	
803	\$3,580,000	3/5	\$1,430.3	2503	Nov 2021	
904	\$1,990,000	1/2	\$1,768.9	1125	Apr 2022	N/A
904	\$10,500/mth	1/2	\$7.3	1447	Feb 2022	N/A
1003	\$3,790,000	3/5	\$1,514.2	2503	Feb 2022	N/A
1004	\$9,300/mth	2/2	\$6.7	1378	Sep 2021	N/A
1203	\$3,650,000	3/5	\$1,459.4	2501	Feb 2022	N/A
1405	\$37,000/mth	4/6	\$12.2	3024	Feb 2022	N/A
1505	\$5,200,000	4/6	\$1,500.7	3465	Feb 2022	LUCKHILL OF...
1605	\$4,700,000	4/6	\$1,554.2	3024	Dec 2021	N/A
1605	\$35,000/mth	4/6	\$11.6	3024	Nov 2021	N/A

## Currently Listed

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ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1702	\$2,980,000	2/3	\$1,748.8	1704	Apr 2022	FABIANA M C...
1802	\$3,170,000	2/3	\$1,860.3	1704	Apr 2022	N/A
1903	\$33,000/mth	3/5	\$13.2	2496	Sep 2021	SERGIO M RE...
1904	\$2,190,000	1/2	\$1,946.7	1125	Apr 2022	N/A
2004	\$2,200,000	1/2	\$1,955.6	1125	Feb 2022	CGVL0108 CO...
2005	\$5,599,000	4/6	\$1,615.9	3465	Apr 2022	ISAAC SASSON
2005	\$40,000/mth	4/6	\$11.5	3465	Feb 2022	ISAAC SASSON
2101	\$5,800,000	4/6	\$1,946.3	2980	Feb 2022	LUCIANO LOB...
2203	\$22,500/mth	3/5	\$9.0	2496	Apr 2022	N/A
2205	\$4,850,000	4/6	\$1,604.9	3022	Nov 2021	
2303	\$3,350,000	3/5	\$1,342.1	2496	Apr 2022	N/A
2304	\$1,990,000	1/2	N/A	N/A	Feb 2022	EZEQUIEL FIS...
2401	\$5,200,000	4/6	\$1,745.0	2980	Feb 2022	N/A
2402	\$3,500,000	2/3	\$2,054.0	1704	Sep 2021	N/A
2404	\$15,000/mth	1/2	\$13.3	1125	Feb 2022	N/A
2503	\$4,395,000	3/5	\$1,760.8	2496	Feb 2022	DOUGLAS C D...
2503	\$25,000/mth	3/5	\$10.0	2496	Apr 2022	DOUGLAS C D...
2602	\$3,500,000	3/5	N/A	N/A	Oct 2021	
2603	\$27,500/mth	3/5	\$11.0	2511	Nov 2021	RITTER LASK...
2603	\$4,290,000	3/5	\$1,708.5	2511	Feb 2022	RITTER LASK...

## Currently Listed

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ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2603	\$27,500/mth	3/5	\$11.0	2511	Feb 2022	RITTER LASK...
2701	\$5,750,000	4/6	\$1,693.2	3396	Apr 2022	N/A
2703	\$4,000,000	3/5	\$1,593.0	2511	Apr 2022	N/A
2803	\$25,000/mth	3/5	\$10.0	2511	Oct 2021	N/A
2903	\$3,950,000	3/5	\$1,573.1	2511	Feb 2022	N/A
3005	\$37,000/mth	4/6	\$12.6	2937	Feb 2022	LUIZ AUGUST...
3103	\$3,990,000	3/5	\$1,589.0	2511	Feb 2022	SANDRA SAL...
3301	\$21,000/mth	4/6	\$6.2	3396	Dec 2021	Elena Illenko
3301	\$6,200,000	4/6	N/A	N/A	Feb 2022	Elena Illenko
3302	\$3,950,000	3/5	\$1,583.8	2494	Feb 2022	N/A
3505	\$4,990,000	4/6	\$1,465.5	3405	Sep 2021	N/A
3601	\$8,100,000	5/7	\$1,962.7	4127	Dec 2021	CLAUDIO LOT...
3703	\$3,500,000	3/5	N/A	N/A	Nov 2021	ANGEL JUNQ...
3703	\$3,799,000	3/5	\$1,466.8	2590	Apr 2022	ANGEL JUNQ...
3705	\$4,990,000	4/6	\$1,465.5	3405	Sep 2021	N/A
3705	\$5,100,000	4/6	\$1,497.8	3405	Nov 2021	N/A
3705	\$5,498,000	4/6	\$1,614.7	3405	Apr 2022	N/A
3903	\$4,495,000	4/6	\$1,700.7	2643	Apr 2022	N/A
3905	\$6,548,000	5/7	\$1,489.9	4395	Feb 2022	N/A
4005	\$39,000/mth	4/7	\$10.3	3795	Feb 2022	JADE SIGNAT...



## Currently Listed

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ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4105	\$7,700,000	4/6	\$2,029.0	3795	Apr 2022	ARTHUR FAV...
4305	\$30,000/mth	3/5	\$11.4	2639	Feb 2022	N/A
4505	\$5,250,000	3/5	\$1,989.4	2639	Nov 2021	PAOLO ZAPP...
4601	\$7,500,000	5/7	\$1,719.8	4361	Feb 2022	N/A
4903	\$4,800,000	3/5	\$1,646.7	2915	Feb 2022	SIBA MANAG...
5101	\$17,600,000	5/8	\$2,981.5	5903	Apr 2022	N/A
5105	\$9,500,000	5/7	\$1,458.6	6513	Feb 2022	N/A
5303	\$10,500,000	5/7	\$1,665.3	6305	Apr 2022	N/A