

# Market Report

May, 2023



## 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

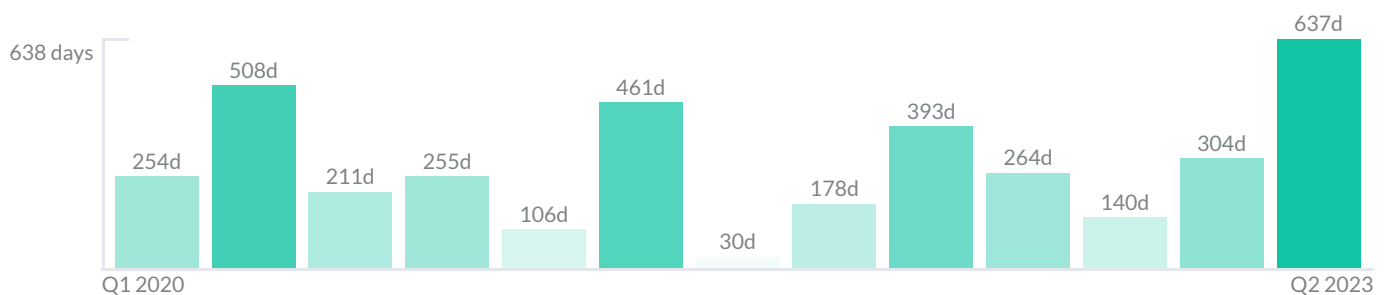
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



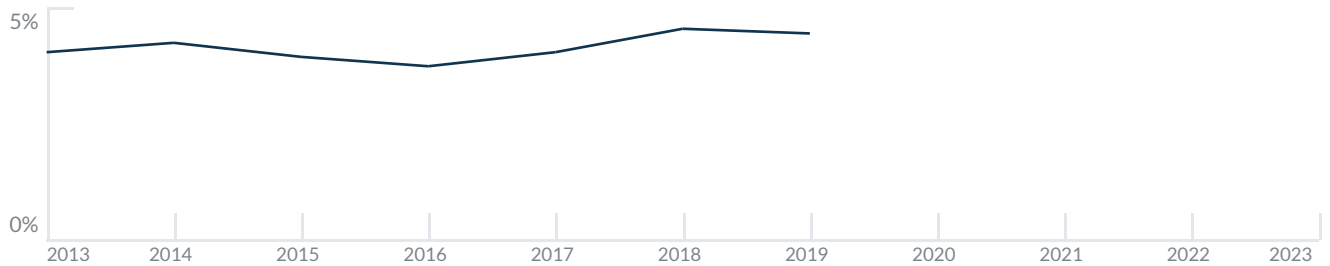
# Mortgage Rates

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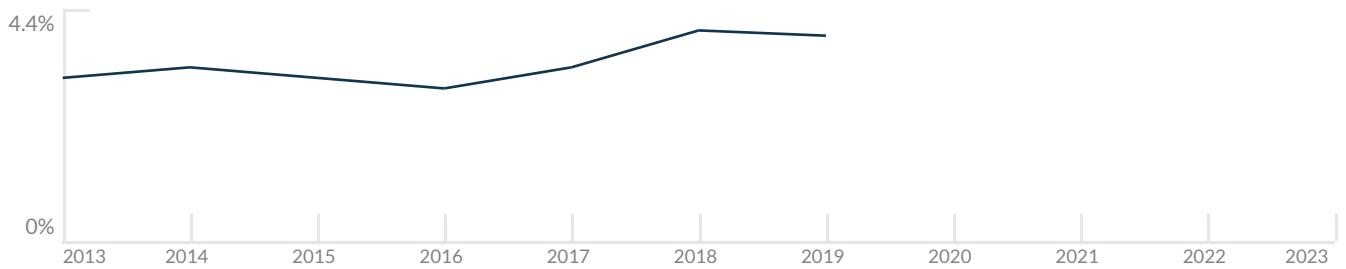
PER YEAR

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©

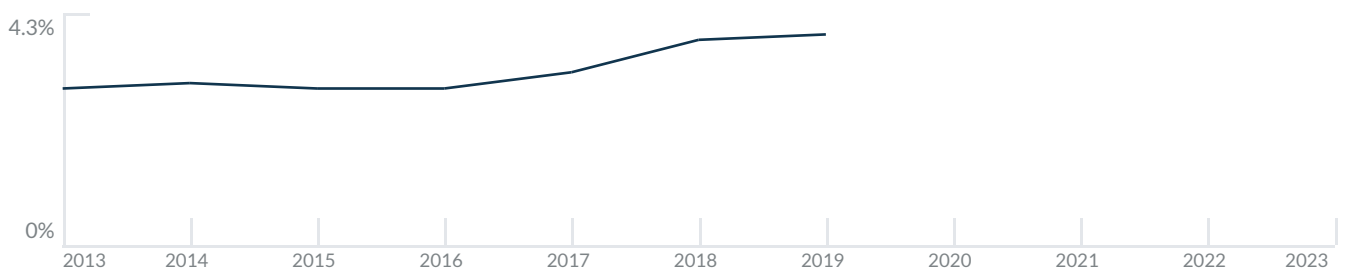
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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CLOSEST

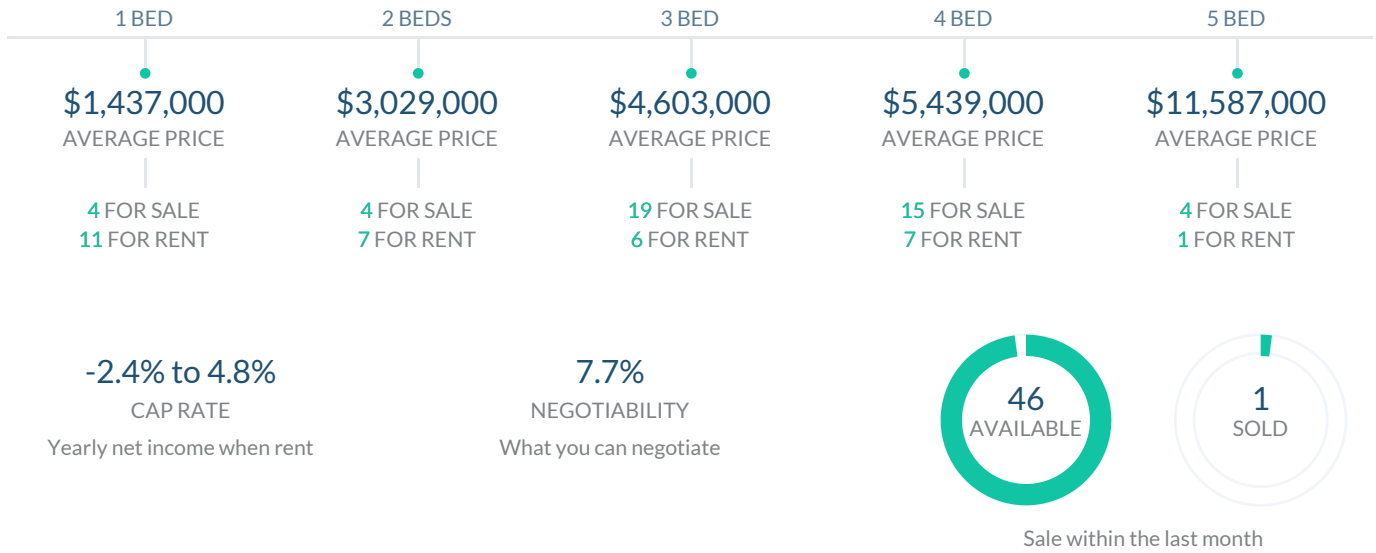
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

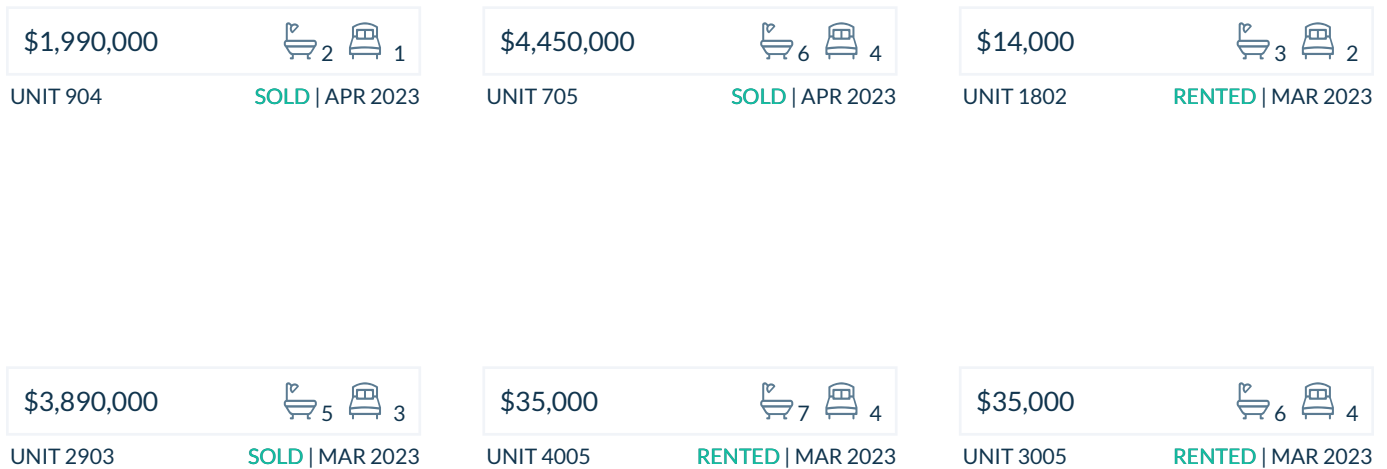
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN JADE SIGNATURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
904	\$1,990,000	1/2	\$1,768.9	1,125	Apr 2023	637
705	\$4,450,000	4/6	\$1,284.3	3,465	Mar 2023	345
2903	\$3,890,000	3/5	\$1,549.2	2,511	Mar 2023	371
4601	\$7,500,000	5/7	\$1,719.8	4,361	Jan 2023	387
3505	\$5,618,000	4/6	\$1,649.9	3,405	Jan 2023	183
2403	\$4,290,000	3/5	\$1,718.8	2,496	Jan 2023	236
1002	\$2,950,000	2/3	\$1,428.6	2,065	Jan 2023	N/A
802	\$2,975,000	2/3	\$1,440.7	2,065	Dec 2022	20
2401	\$4,690,000	4/6	\$1,573.8	2,980	Dec 2022	263
1403	\$3,900,000	3/5	\$1,559.4	2,501	Nov 2022	138
3705	\$4,949,000	4/6	\$1,453.5	3,405	Sep 2022	226
PH55...	\$16,700,000	6/10	\$1,818.6	9,183	Sep 2022	223
2205	\$4,850,000	4/6	\$1,604.9	3,022	Sep 2022	344
3901	\$7,400,000	5/7	\$1,752.3	4,223	Jun 2022	43
5305	\$10,500,000	5/7	\$1,613.2	6,509	Jun 2022	1060
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

## Rented

LAST 20 PROPERTIES RENTED IN JADE SIGNATURE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1802	\$14,000	2/3	\$8.2	1,704	Mar 2023	85
4005	\$35,000	4/7	\$9.2	3,795	Mar 2023	316
3005	\$35,000	4/6	\$10.6	3,312	Mar 2023	43
1904	\$9,000	1/2	\$8.0	1,125	Feb 2023	88
904	\$10,500	1/2	\$7.3	1,447	Feb 2023	375
2302	\$14,900	2/3	\$7.2	2,065	Dec 2022	36
1504	\$10,500	1/2	\$9.3	1,125	Dec 2022	12
2203	\$22,500	3/5	\$9.0	2,496	Nov 2022	223
2503	\$25,000	3/5	\$10.0	2,496	Nov 2022	358
1104	\$9,000	1/2	\$8.0	1,125	Oct 2022	30
1405	\$25,700	4/6	\$8.5	3,024	Oct 2022	56
1905	\$30,000	4/6	\$9.9	3,024	Oct 2022	153
2403	\$21,500	3/5	\$8.6	2,496	Oct 2022	4
2005	\$35,000	4/6	\$10.1	3,465	Oct 2022	4
4305	\$23,000	4/5	\$8.7	2,639	Aug 2022	220
4603	\$30,000	3/5	\$10.3	2,915	Aug 2022	96
602	\$20,000	2/3	\$11.7	1,704	Aug 2022	34
2003	\$20,000	3/5	\$8.0	2,496	Jun 2022	29
2701	\$39,000	4/6	\$11.5	3,396	Jun 2022	19
1502	\$12,000	2/3	N/A	N/A	May 2022	7

## Currently Listed

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ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
403	\$749,000	1/1	\$1,152.3	650	Nov 2022	N/A
403	\$4,000/mth	1/1	\$8.6	466	Jan 2023	N/A
403	\$850,000	1/1	\$1,824.0	466	Feb 2023	N/A
502	\$17,900/mth	2/3	\$10.5	1704	Apr 2023	POINT3 LLC C...
503	\$4,450,000	3/5	\$1,777.9	2503	Mar 2023	DENIS JUDIT...
601	\$4,900,000	4/6	N/A	N/A	Nov 2022	N/A
601	\$4,900,000	4/6	\$1,436.1	3412	Apr 2023	N/A
602	\$18,000/mth	2/3	\$10.6	1704	Apr 2023	MERCEDES G...
604	\$11,000/mth	1/2	N/A	N/A	Dec 2022	N/A
604	\$2,100,000	1/2	\$1,866.7	1125	Dec 2022	N/A
604	\$11,000/mth	1/2	\$9.8	1125	Feb 2023	N/A
604	\$10,000/mth	2/2	\$8.9	1125	Mar 2023	N/A
801	\$4,950,000	4/6	\$1,661.1	2980	Nov 2022	N/A
801	\$4,950,000	4/6	\$1,450.8	3412	Apr 2023	N/A
803	\$3,950,000	3/5	\$1,578.1	2503	Apr 2023	
901	\$5,799,000	4/6	\$1,946.0	2980	Apr 2023	N/A
1002	\$12,500/mth	2/3	\$7.3	1704	Jan 2023	ALVARO CAS...
1002	\$17,900/mth	2/3	\$10.5	1704	Apr 2023	ALVARO CAS...
1003	\$3,990,000	3/5	\$1,594.1	2503	Aug 2022	N/A
1004	\$10,800/mth	1/2	\$9.6	1125	Nov 2022	N/A

## Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1104	\$11,000/mth	1/2	\$9.8	1125	Nov 2022	OVILDO F. BO...
1104	\$9,700/mth	1/2	\$8.6	1125	Nov 2022	OVILDO F. BO...
1104	\$9,000/mth	1/2	\$8.0	1125	Nov 2022	OVILDO F. BO...
1104	\$9,000/mth	1/2	\$8.0	1125	Mar 2023	OVILDO F. BO...
1402	\$14,000/mth	2/3	\$8.2	1704	Apr 2023	SUNNY JADE...
1404	\$9,700/mth	1/2	\$8.6	1125	Feb 2023	N/A
1405	\$37,000/mth	4/6	\$12.2	3024	Nov 2022	N/A
1405	\$29,000/mth	4/6	\$9.6	3024	Nov 2022	N/A
1405	\$27,000/mth	4/6	\$8.9	3024	Aug 2022	N/A
1405	\$5,590,000	4/6	\$1,848.5	3024	Feb 2023	N/A
1405	\$37,000/mth	4/6	\$12.2	3024	Mar 2023	N/A
1502	\$2,950,000	2/3	N/A	N/A	Dec 2022	LLC TANGO M...
1503	\$4,500,000	3/5	\$1,802.9	2496	Mar 2023	SIBA MANAG...
1505	\$5,800,000	4/6	\$1,673.9	3465	Nov 2022	LUCKHILL OF...
1505	\$5,800,000	4/6	\$1,673.9	3465	Jan 2023	LUCKHILL OF...
1602	\$14,500/mth	2/3	\$8.5	1704	Nov 2022	N/A
1702	\$2,980,000	2/3	\$1,748.8	1704	Apr 2023	FABIANA M C...
1802	\$2,987,000	2/3	\$1,752.9	1704	Aug 2022	N/A
1901	\$5,550,000	4/6	\$1,862.4	2980	Apr 2023	RDA 1901 CO...
1904	\$2,050,000	1/2	\$1,822.2	1125	Mar 2023	N/A

## Currently Listed

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ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2005	\$5,350,000	4/6	\$1,544.0	3465	Nov 2022	ISAAC SASSON
2005	\$40,000/mth	4/6	\$13.2	3022	Dec 2022	ISAAC SASSON
2005	\$5,800,000	4/6	\$1,673.9	3465	Jan 2023	ISAAC SASSON
2203	\$4,200,000	3/5	\$1,682.7	2496	Mar 2023	N/A
2203	\$20,000/mth	3/5	\$8.0	2496	Mar 2023	N/A
2302	\$3,200,000	2/3	\$1,549.6	2065	Mar 2023	N/A
2401	\$4,900,000	4/6	\$1,644.3	2980	Apr 2023	N/A
2404	\$10,000/mth	1/2	\$8.9	1125	Apr 2023	N/A
2504	\$10,500/mth	1/2	\$9.3	1125	Nov 2022	N/A
2603	\$4,290,000	3/5	\$1,708.5	2511	Apr 2023	RITTER LASK...
2605	\$5,200,000	4/6	\$1,570.0	3312	Nov 2022	SIBA MANAG...
2701	\$5,990,000	4/6	\$1,763.8	3396	Apr 2023	N/A
2701	\$39,000/mth	4/6	\$11.5	3396	Apr 2023	N/A
2803	\$3,900,000	3/5	\$1,553.2	2511	Feb 2023	MIKHAIL SELY...
2803	\$25,000/mth	3/5	\$10.0	2511	Nov 2022	N/A
3203	\$4,095,000	3/5	\$1,630.8	2511	Mar 2023	N/A
3203	\$18,000/mth	3/5	\$7.2	2511	Mar 2023	N/A
3303	\$19,550/mth	3/5	\$7.8	2511	Aug 2022	N/A
3303	\$4,199,600	3/5	\$1,672.5	2511	Apr 2023	N/A
3401	\$6,300,000	5/6	\$2,091.6	3012	Mar 2023	N/A



## Currently Listed

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ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3505	\$37,000/mth	4/6	\$10.9	3405	Nov 2022	N/A
3903	\$4,490,000	3/4	\$1,698.8	2643	Feb 2023	N/A
3905	\$6,548,000	5/7	\$1,489.9	4395	Nov 2022	N/A
3905	\$35,000/mth	5/7	\$9.2	3795	Feb 2023	N/A
3905	\$6,100,000	4/6	\$1,607.4	3795	Feb 2023	N/A
4103	\$4,300,000	3/5	\$1,626.9	2643	Apr 2023	N/A
4305	\$5,100,000	3/5	\$1,932.6	2639	Dec 2022	N/A
4305	\$5,100,000	3/5	\$1,932.6	2639	Mar 2023	N/A
4305	\$5,095,000	3/5	\$1,930.7	2639	Apr 2023	N/A
4505	\$5,250,000	3/5	\$1,989.4	2639	Aug 2022	PAOLO ZAPP...
4505	\$4,400,000	3/5	\$1,667.3	2639	Apr 2023	PAOLO ZAPP...
4505	\$29,500/mth	3/5	\$11.2	2639	Feb 2023	PAOLO ZAPP...
4605	\$5,600,000	3/5	\$2,122.0	2639	Nov 2022	N/A
4605	\$5,600,000	3/5	\$2,122.0	2639	Feb 2023	N/A
4605	\$20,000/mth	3/5	\$7.6	2639	Feb 2023	N/A
4703	\$4,950,000	3/5	\$1,698.1	2915	Mar 2023	
5101	\$17,600,000	5/8	\$2,981.5	5903	Nov 2022	N/A
5305	\$15,900,000	5/7	\$2,442.8	6509	Aug 2022	SIBA MANAG...