

Market Report

July, 2021



Island House Condo

200 Ocean Ln Dr
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Island House Condo 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 islandhousecondosforsale.com.

Property Stats

POSTAL CODE 33149

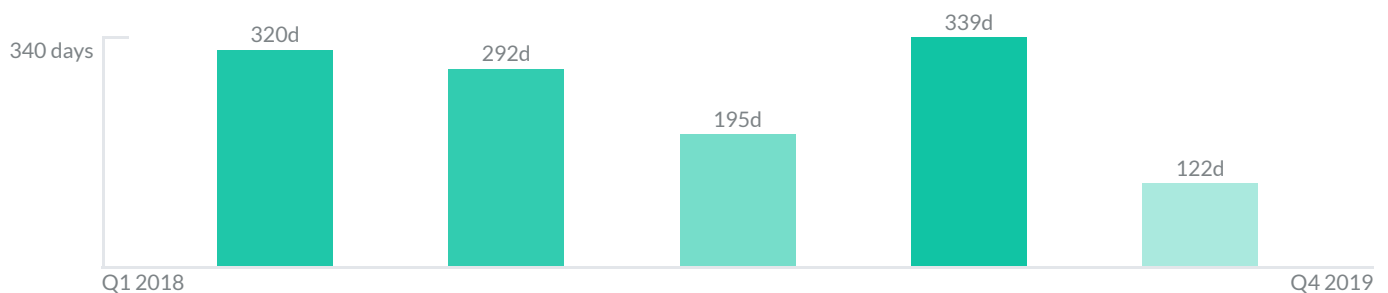
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

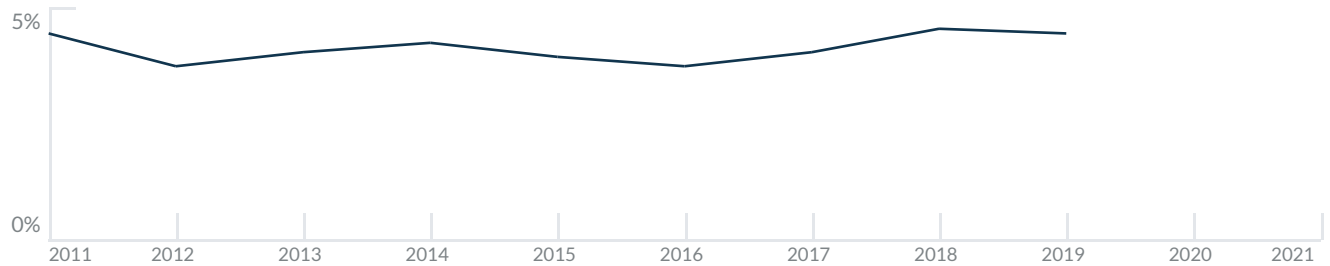


Mortgage Rates

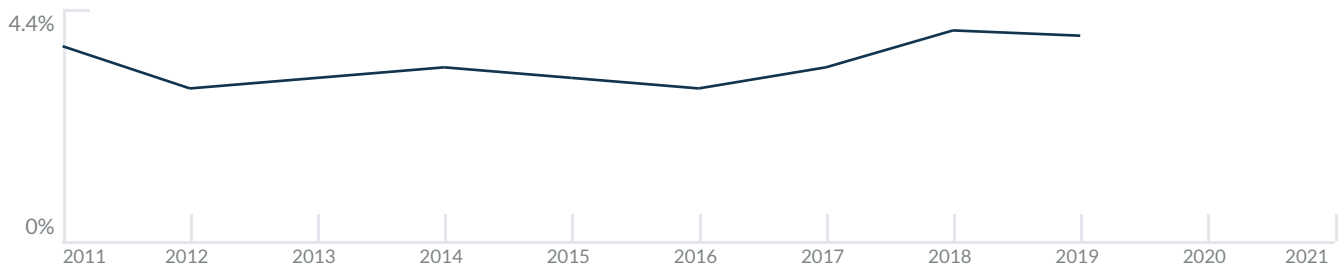
PER YEAR

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©

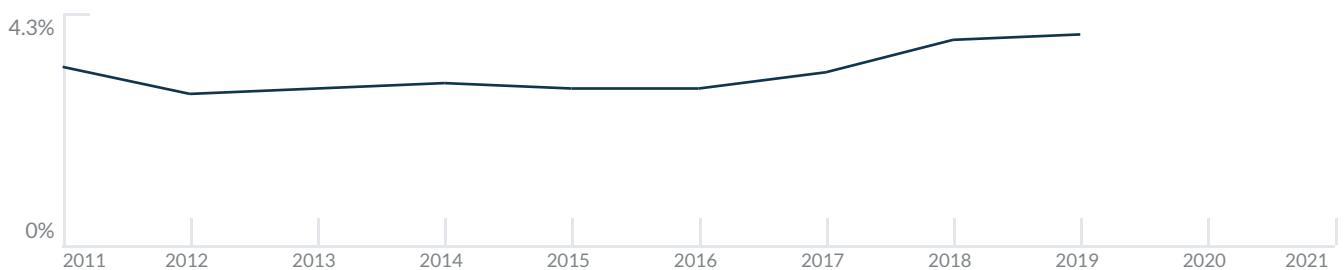
30 YEARS FIXED 4.4%



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
Alpha Charter Of Excellence
1/10

MIDDLE SCHOOL
Young Womens Preparatory Academy
10/10

HIGH SCHOOL
Mast Academy
10/10

Insights

IN ISLAND HOUSE CONDO

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

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Island House Condo

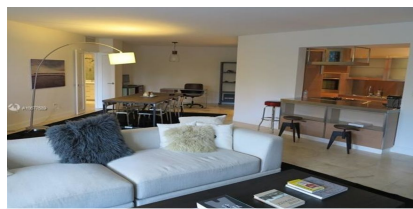


\$4,000



UNIT 304

RENTED | JUN 2021

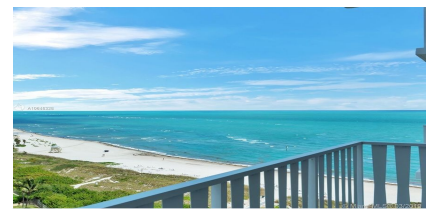


\$3,500



UNIT 204

RENTED | JUN 2021



\$630,000



UNIT 1205

SOLD | FEB 2021

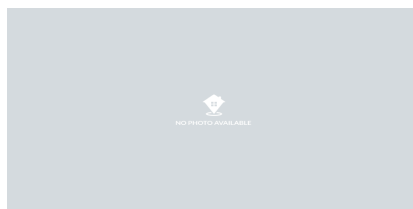


\$948,500



UNIT 1009

SOLD | FEB 2021



\$2,400,000



UNIT 801

SOLD | FEB 2021



\$5,000



UNIT 609

RENTED | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN ISLAND HOUSE CONDO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1205	\$630,000	1/2	\$663.2	950	Oct 2019	122
1009	\$948,500	2/2	\$702.6	1,350	May 2019	339
801	\$2,400,000	3/4	\$1,276.6	1,880	May 2019	N/A
306	\$1,085,000	2/2	\$822.0	1,320	Oct 2018	N/A
307	\$875,000	2/2	\$662.9	1,320	Oct 2018	195
807	\$1,250,000	2/2	\$947.0	1,320	Sep 2018	209
PB4	\$789,000	1/1	\$830.5	950	Sep 2018	374
1007	\$1,195,000	2/2	\$905.3	1,320	Mar 2018	320
1002	\$1,195,000	2/2	\$905.3	1,320	Oct 2017	170
309	\$750,000	2/2	\$555.6	1,350	Jun 2017	352
PA2&4	\$2,500,000	4/5	\$544.7	4,590	Sep 2016	91
1202	\$1,200,000	2/2	\$909.1	1,320	Sep 2016	79
809	\$1,275,000	2/2	\$944.4	1,350	Sep 2016	163
304	\$649,000	1/1	\$683.2	950	Jul 2016	28
507	\$1,365,000	2/2	\$1,034.1	1,320	Dec 2015	55
302	\$975,000	2/2	\$738.6	1,320	Nov 2015	6
302	\$975,000	2/2	\$738.6	1,320	Nov 2015	6
PA6	\$1,275,000	2/2	\$965.9	1,320	Oct 2015	38
204	\$699,000	1/1	\$735.8	950	Jun 2015	110
204	\$699,000	1/1	\$735.8	950	Jun 2015	110

Rented

LAST 20 PROPERTIES RENTED IN ISLAND HOUSE CONDO

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
304	\$4,000	1/1	\$4.2	950	Jan 2020	250
204	\$3,500	1/1	\$3.7	950	Jan 2020	168
609	\$5,000	2/2	\$3.7	1,350	Mar 2019	37
208	\$4,500	2/2	\$3.3	1,350	Jun 2017	57
306	\$5,100	2/2	\$3.9	1,320	Dec 2016	155
903	\$3,500	1/1	\$3.6	980	Oct 2016	88
703	\$2,950	1/1	\$3.0	980	Jun 2015	139
703	\$2,800	1/1	\$2.9	980	Jan 2014	113
605	\$2,500	1/1	\$2.6	950	May 2011	381
609	\$3,500	2/2	\$2.6	1,350	Feb 2011	176
606	\$3,200	2/2	\$2.4	1,320	Jul 2010	44
1107	\$3,200	2/2	\$2.4	1,320	Jul 2010	181
807	\$2,999	2/2	\$2.3	1,320	Jun 2010	95
807	\$2,999	2/2	\$2.3	1,320	Feb 2010	123