



Sands of Key Biscayne

615 Ocean Dr
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Sands of Key Biscayne in this convenient and easy to read format. Our data 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 sandsofkeybiscayne.com.

Property Stats

POSTAL CODE 33149

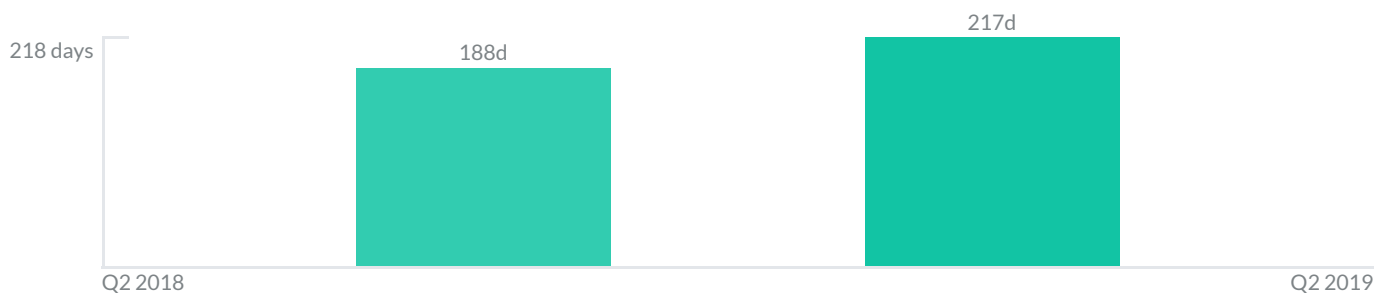
The property stats graph represents the median price evolution since ten years in your postal code area.



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

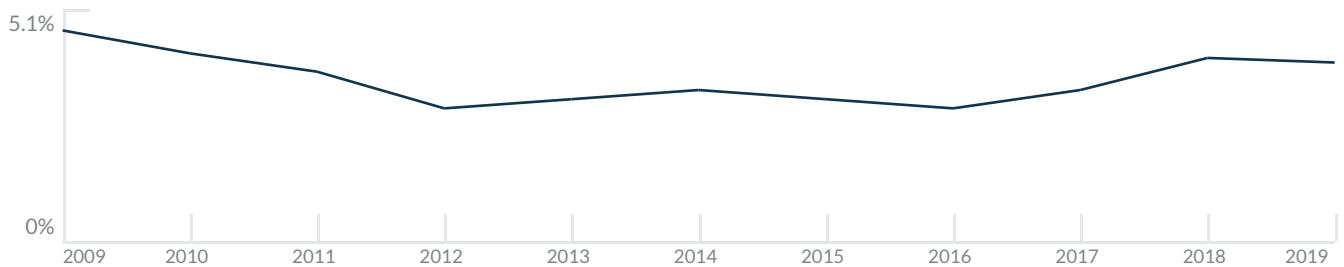
PER YEAR

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 SANDS OF KEY BISCAYNE

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

2 BEDS

\$1,189,000
AVERAGE PRICE

4 FOR SALE
5 FOR RENT

3 BED

\$1,690,000
AVERAGE PRICE

3 FOR SALE
1 FOR RENT

0.2% to 2.2%

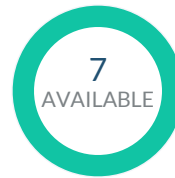
CAP RATE

Yearly net income when rent

5.2%

NEGOTIABILITY

What you can negotiate

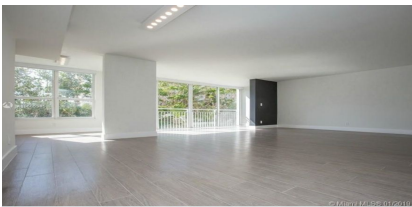


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Sands of Key Biscayne



\$4,900



UNIT 2K

RENTED | JAN 2019



\$1,599,000



UNIT 10M

SOLD | OCT 2018



\$4,600



UNIT 3G

RENTED | APR 2019



\$5,700



UNIT 5M

RENTED | SEP 2018



\$3,200



UNIT 1M

RENTED | FEB 2019



\$4,500



UNIT 3E

RENTED | SEP 2018

Sold

LAST 20 PROPERTIES SOLD IN SANDS OF KEY BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
10M	\$1,599,000	3/3	\$902.4	1,772	Jun 2019	217
3B	\$1,590,000	3/3	\$897.3	1,772	Jun 2018	188
7F	\$1,060,000	2/2	\$708.6	1,496	May 2014	5
10L	\$1,390,000	3/3	\$784.4	1,772	Feb 2013	16
3D	\$725,000	2/2	\$484.6	1,496	Jul 2012	434
2D	\$699,000	2/2	\$467.2	1,496	Apr 2012	105
3A	\$1,799,000	3/3	\$1,015.2	1,772	Feb 2012	1
3H	\$695,000	2/2	\$464.6	1,496	Apr 2010	30
6D	\$619,000	2/2	\$413.8	1,496	Nov 2009	105
5F	\$739,000	2/2	\$494.0	1,496	Jan 2009	18
7F	\$714,000	2/2	\$477.3	1,496	Sep 2008	137
11D	\$895,000	2/2	\$598.3	1,496	Aug 2008	3
11H	\$739,000	2/2	\$494.0	1,496	May 2008	115
11A	\$2,300,000	3/3	\$1,298.0	1,772	Apr 2007	31
2L	\$1,395,000	3/3	\$787.2	1,772	Mar 2007	131
11A	\$1,890,000	3/3	\$1,066.6	1,772	Oct 2006	58

Rented

LAST 20 PROPERTIES RENTED IN SANDS OF KEY BISCAIYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2K	\$4,900	2/2	\$2.8	1,765	Jul 2019	173
3G	\$4,600	2/2	\$3.1	1,496	Jun 2019	61
5m	\$5,700	3/3	\$3.2	1,772	Jun 2019	287
1M	\$3,200	2/2	N/A	N/A	Mar 2019	52
3E	\$4,500	2/2	\$3.0	1,496	Feb 2019	167
2A	\$7,000	3/3	\$4.0	1,772	Jun 2018	94
2B	\$6,500	3/3	\$3.7	1,772	Jun 2018	294
6K	\$3,700	2/2	\$2.5	1,496	Sep 2016	139
5B	\$6,900	3/3	\$3.9	1,772	Jul 2016	168
3B	\$6,600	3/3	\$3.7	1,772	Nov 2015	97
4A	\$6,900	3/3	\$3.9	1,772	Jul 2013	15
5B	\$6,900	3/3	\$3.9	1,772	Jul 2013	48
4A	\$6,000	3/3	\$3.4	1,772	Aug 2011	67
2F	\$3,000	2/2	\$2.0	1,496	Nov 2010	59
9K	\$3,900	2/2	\$2.6	1,496	Oct 2010	9
4B	\$5,700	3/3	\$3.2	1,772	Oct 2010	54
6B	\$5,500	3/3	\$3.1	1,772	Aug 2010	99
3E	\$3,250	2/2	\$2.2	1,496	Aug 2010	57
6J	\$3,900	2/2	\$2.6	1,496	Jul 2010	122
6J	\$3,900	2/2	\$2.6	1,496	Dec 2009	42

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2B	\$1,590,000	3/3	\$897.3	1772	Jun 2019	N/A
2L	\$6,200/mth	3/3	\$3.5	1772	Jul 2019	N/A
3M	\$1,880,000	3/3	\$865.6	2172	Aug 2018	EMILIO FERR...
3E	\$4,500/mth	2/2	\$3.0	1496	Jul 2019	N/A
4J	\$1,100,000	2/2	\$735.3	1496	Jul 2019	N/A
6J	\$1,275,000	2/2	\$852.3	1496	Apr 2018	N/A
6J	\$4,500/mth	2/2	\$3.0	1496	May 2019	N/A
6H	\$1,079,000	2/2	\$721.3	1496	Aug 2019	N/A
6K	\$4,900/mth	2/2	\$3.3	1496	Aug 2019	N/A
7J	\$6,000/mth	2/2	\$4.0	1496	May 2019	N/A
7J	\$1,300,000	2/2	\$869.0	1496	May 2019	N/A
8C	\$5,500/mth	2/2	\$3.7	1496	Oct 2018	N/A
8-M	\$1,599,000	3/3	\$815.0	1962	Dec 2018	N/A