



## Sands of Key Biscayne

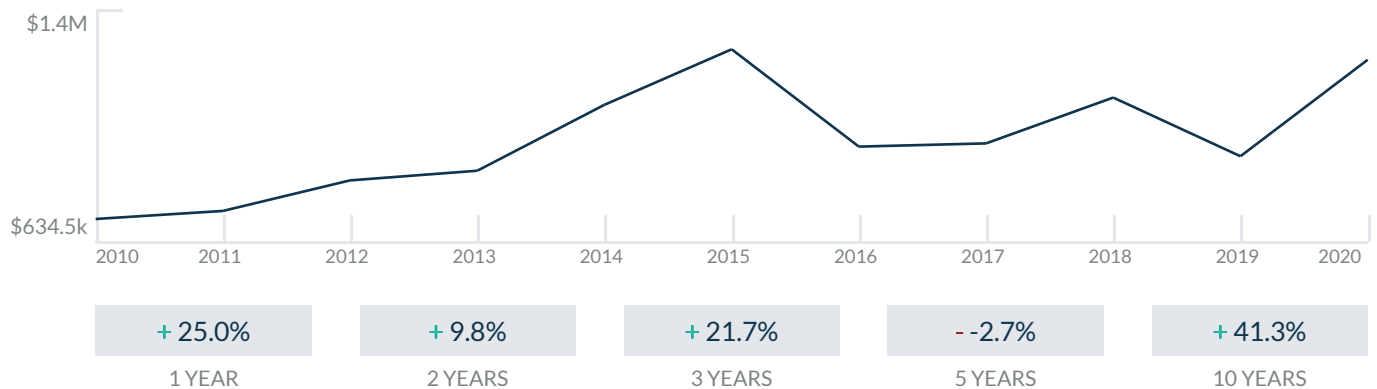
615 Ocean Dr  
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Sands of Key Biscayne in this convenient and easy to read format. Our 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 [sandsofkeybiscayne.com](http://sandsofkeybiscayne.com).

## Property Stats

POSTAL CODE 33149

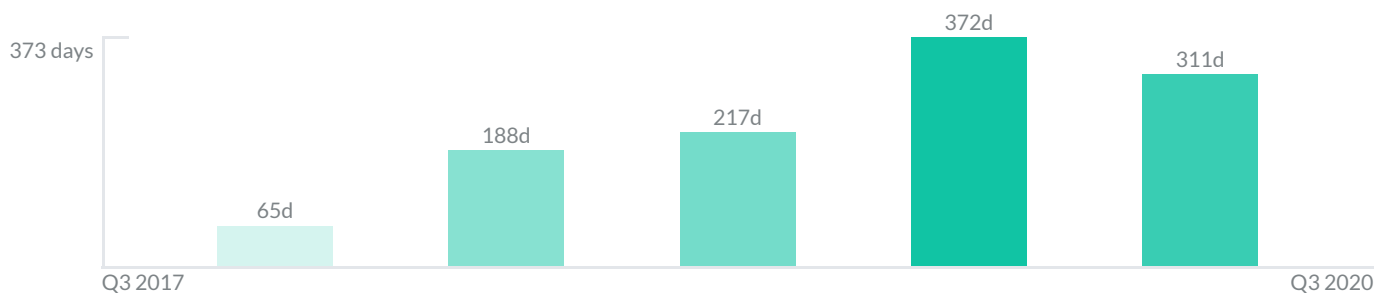
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 BISCAZYNE

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

2 BEDS

N/A  
AVERAGE PRICE

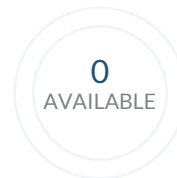
0 FOR SALE  
1 FOR RENT

% to %  
CAP RATE

Yearly net income when rent

4.8%  
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



\$845,000



UNIT 3D

SOLD | AUG 2020



\$4,450



UNIT 6K

RENTED | JUL 2020



\$6,950



UNIT 2B

RENTED | JUL 2020



\$6,200



UNIT 2L

RENTED | JUL 2020



\$4,500



UNIT 3E

RENTED | JUL 2020



\$949,000



UNIT 4D

SOLD | AUG 2018

## Sold

LAST 20 PROPERTIES SOLD IN SANDS OF KEY BISCAYNE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3D	\$845,000	2/2	\$564.8	1,496	Aug 2020	311
4D	\$949,000	2/2	N/A	N/A	Sep 2019	372
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
2B	\$1,345,000	3/3	\$759.0	1,772	Jul 2017	65
7F	\$1,060,000	2/2	\$708.6	1,496	May 2014	5
3B	\$1,400,000	3/3	\$790.1	1,772	Apr 2014	12
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
6K	\$4,450	2/2	\$3.0	1,496	Dec 2019	71
2B	\$6,950	3/3	\$3.9	1,772	Dec 2019	80
2L	\$6,200	3/3	\$3.5	1,772	Nov 2019	113
3E	\$4,500	2/2	\$3.0	1,496	Oct 2019	98
6F	\$4,000	2/2	\$2.7	1,496	Aug 2019	76
7G	\$5,000	2/2	\$3.3	1,496	Aug 2019	99
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
3C	\$5,000	2/2	\$3.3	1,496	Apr 2019	30
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
2B	\$6,500	3/3	\$3.7	1,772	Jun 2018	294
7B	\$5,900	3/3	\$3.3	1,772	Jan 2017	54
6K	\$3,700	2/2	\$2.5	1,496	Sep 2016	139
5B	\$6,900	3/3	\$3.9	1,772	Jul 2016	168
5B	\$6,900	3/3	\$3.9	1,772	Jul 2016	168
3B	\$6,600	3/3	\$3.7	1,772	Nov 2015	97

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
6J	\$4,500/mth	2/2	\$3.0	1496	Jul 2020	N/A