

Market Report

May, 2019



Grand Bay Residences

445 Grand Bay Dr
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Grand Bay Residences 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 grandbayresidencesforsale.com

Property Stats

POSTAL CODE 33149

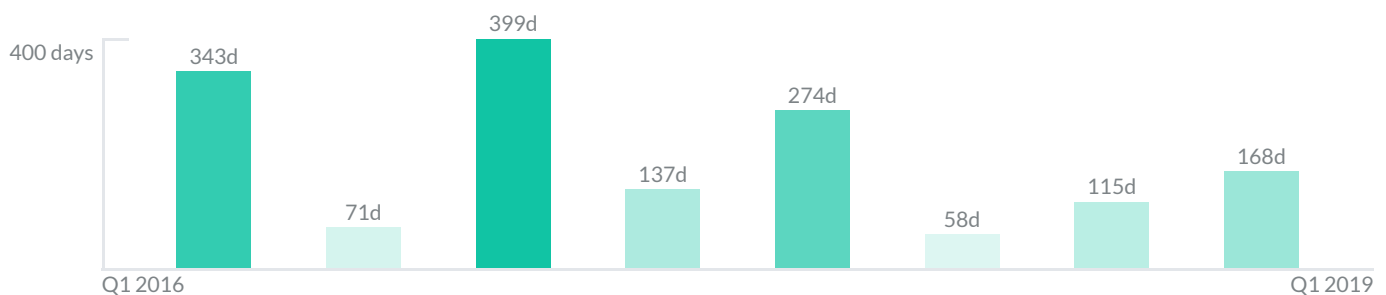
The property stats graph represents the median price evolution since ten years in your postal code area.



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 GRAND BAY RESIDENCES

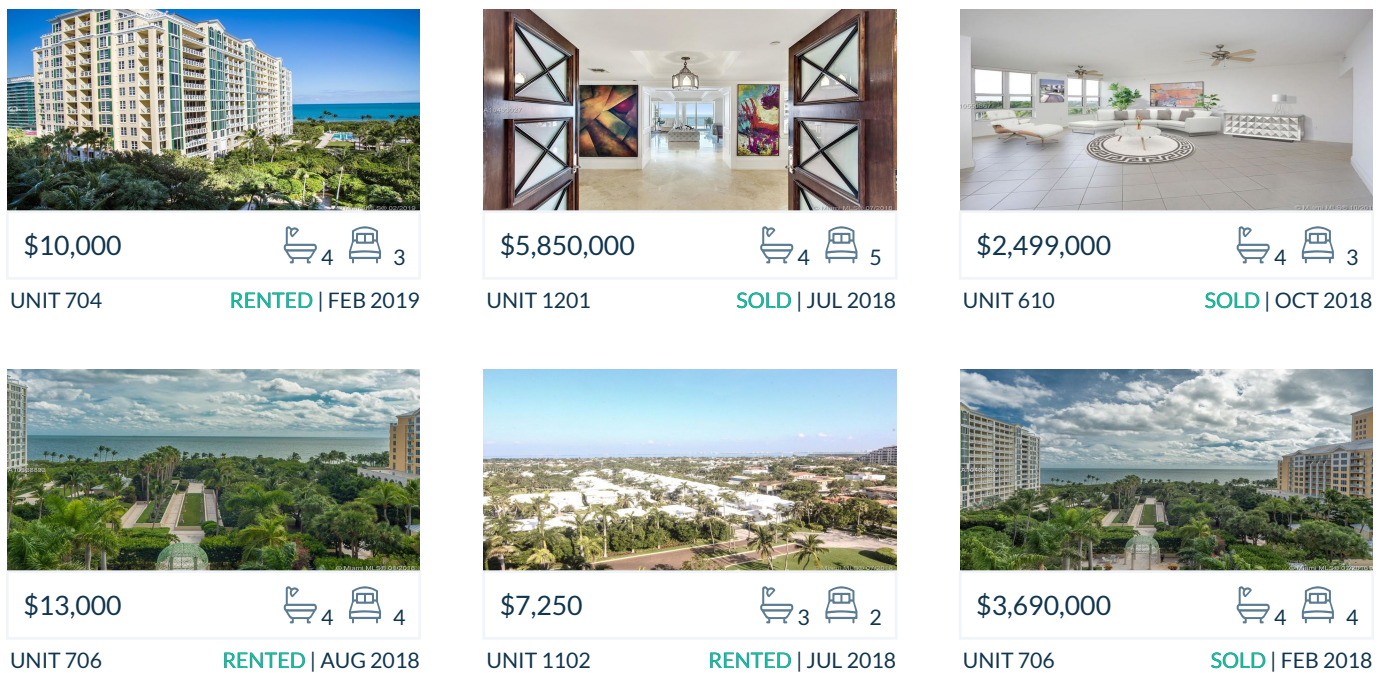
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grand Bay Residences



Sold

LAST 20 PROPERTIES SOLD IN GRAND BAY RESIDENCES

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-------------|------------|-----------|-------|-------------|----------------|
| 1201 | \$5,850,000 | 5/4 | \$1,038.3 | 5,634 | Mar 2019 | 243 |
| 610 | \$2,499,000 | 3/4 | \$847.1 | 2,950 | Jan 2019 | 92 |
| 706 | \$3,690,000 | 4/4 | \$966.0 | 3,820 | Jul 2018 | 115 |
| 1209 | \$2,900,000 | 3/4 | \$833.3 | 3,480 | Jun 2018 | 48 |
| 208 | \$2,100,000 | 3/4 | \$638.3 | 3,290 | May 2018 | 78 |
| 408 | \$2,800,000 | 3/4 | \$851.1 | 3,290 | May 2018 | 47 |
| 414 | \$1,498,000 | 2/2 | \$870.9 | 1,720 | Jan 2018 | 274 |
| 901 | \$2,095,000 | 2/3 | \$815.2 | 2,570 | Jul 2017 | 137 |
| 103 | \$2,190,000 | 3/4 | \$747.4 | 2,930 | Apr 2017 | 399 |
| 905 | \$3,400,000 | 3/3 | N/A | N/A | Jan 2017 | 71 |
| 1207 | \$3,950,000 | 3/4 | \$1,137.3 | 3,473 | Feb 2016 | 343 |
| 1103 | \$4,200,000 | 4/4 | \$1,206.9 | 3,480 | Nov 2015 | 40 |
| 215 | \$1,399,500 | 2/2 | \$795.2 | 1,760 | Mar 2015 | 65 |
| 418 | \$1,239,000 | 2/2 | \$704.0 | 1,760 | Jan 2015 | 14 |
| 1210 | \$2,899,000 | 2/2 | \$982.7 | 2,950 | Jan 2015 | 97 |
| N/A | \$2,100,000 | 3/4 | \$711.9 | 2,950 | Dec 2014 | 190 |
| 911 | \$2,175,000 | 2/3 | \$846.3 | 2,570 | Sep 2014 | 95 |
| 218 | \$1,299,000 | 2/2 | \$738.1 | 1,760 | Sep 2014 | 184 |
| 401 | \$1,745,000 | 2/3 | \$700.8 | 2,490 | Apr 2014 | 98 |
| 316 | \$1,395,000 | 2/2 | \$792.6 | 1,760 | Jan 2014 | 105 |

Rented

LAST 20 PROPERTIES RENTED IN GRAND BAY RESIDENCES

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|----------|------------|---------|-------|-------------|----------------|
| 704 | \$10,000 | 3/4 | \$2.7 | 3,660 | Apr 2019 | 61 |
| 706 | \$13,000 | 4/4 | \$3.4 | 3,820 | Nov 2018 | 69 |
| 1102 | \$7,250 | 2/3 | \$2.5 | 2,950 | Oct 2018 | 32 |
| 309 | \$12,000 | 3/4 | \$3.4 | 3,480 | Jun 2018 | 196 |
| 304 | \$9,500 | 3/4 | \$2.9 | 3,290 | Mar 2018 | 362 |
| 908 | \$8,600 | 3/4 | \$2.3 | 3,660 | Feb 2018 | 126 |
| 211 | \$6,500 | 2/3 | \$2.6 | 2,490 | Jan 2018 | 119 |
| 310 | \$8,500 | 3/4 | \$2.9 | 2,950 | Nov 2017 | 176 |
| 711 | \$6,000 | 2/3 | \$2.3 | 2,570 | Oct 2017 | 82 |
| 201 | \$6,490 | 2/2 | \$2.6 | 2,490 | Jul 2017 | 675 |
| 909 | \$12,000 | 3/4 | \$3.4 | 3,480 | Jul 2017 | 38 |
| 704 | \$8,500 | 3/4 | \$2.3 | 3,660 | Jun 2017 | 258 |
| 411 | \$8,000 | 2/3 | \$3.2 | 2,490 | Apr 2017 | 291 |
| 610 | \$8,250 | 3/4 | \$2.8 | 2,950 | Mar 2017 | 376 |
| 910 | \$8,500 | 3/4 | \$2.9 | 2,950 | Dec 2016 | 215 |
| 411 | \$8,000 | 2/3 | \$3.2 | 2,490 | Jan 2016 | 211 |
| 418 | \$7,000 | 2/2 | \$4.0 | 1,760 | Nov 2015 | 71 |
| 910 | \$10,000 | 3/4 | \$3.4 | 2,950 | May 2015 | 153 |
| 801 | \$7,700 | 2/2 | \$3.0 | 2,570 | Jul 2014 | 52 |
| 411 | \$8,900 | 2/3 | \$3.6 | 2,490 | Jan 2014 | 114 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|-----------|------|--------------|-------|
| N/A | \$3,750,000 | 4/3 | \$1,139.8 | 3290 | Jan 2019 | N/A |
| 210 | \$7,500/mth | 3/4 | \$2.5 | 2950 | Mar 2019 | N/A |
| 215 | \$1,700,000 | 2/2 | \$965.9 | 1760 | Aug 2018 | N/A |
| 310 | \$1,995,000 | 3/4 | \$676.3 | 2950 | Jul 2018 | N/A |
| 318 | \$5,900/mth | 2/2 | \$3.4 | 1760 | Feb 2019 | N/A |
| 510 | \$8,250/mth | 3/4 | \$2.8 | 2950 | Jun 2018 | N/A |
| 602 | \$2,395,000 | 3/4 | \$811.9 | 2950 | Nov 2018 | N/A |
| 605 | \$2,850,000 | 3/4 | \$858.4 | 3320 | Feb 2019 | N/A |
| 704 | \$2,920,000 | 3/4 | \$797.8 | 3660 | Sep 2018 | N/A |
| 1103 | \$3,400,000 | 4/4 | \$977.0 | 3480 | Jan 2016 | N/A |
| 1209 | \$3,187,000 | 3/3 | \$915.8 | 3480 | Apr 2019 | N/A |