

Market Report

December, 2023



Grapetree Townhouses

450 Grapetree Dr
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Grapetree Townhouses 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 grapetreerownhouses.com.

Property Stats

POSTAL CODE 33149

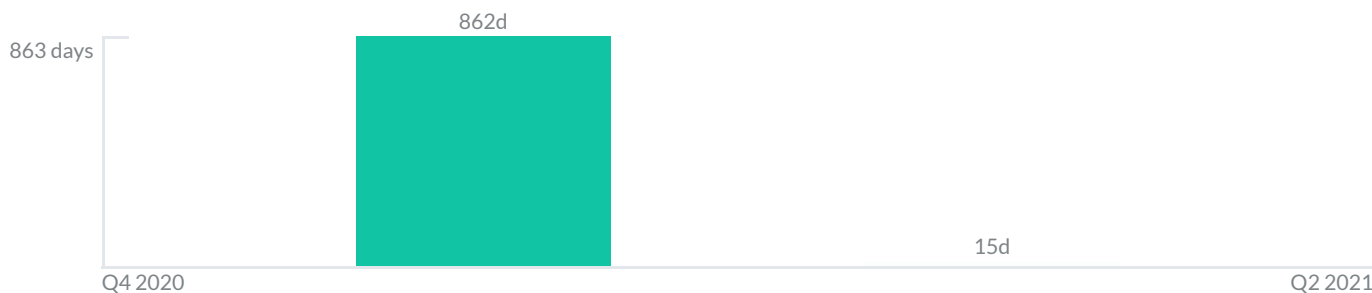
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

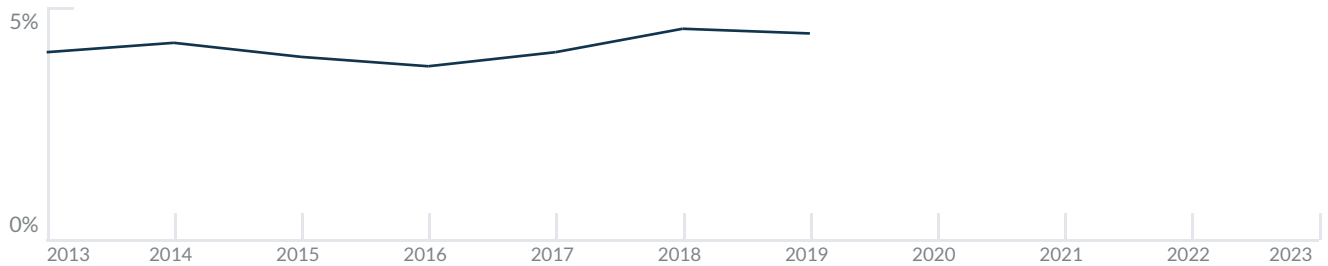


Mortgage Rates

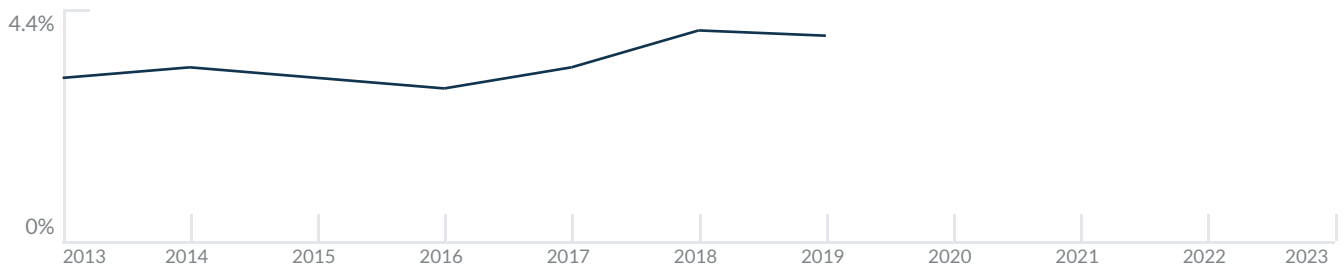
PER YEAR

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©

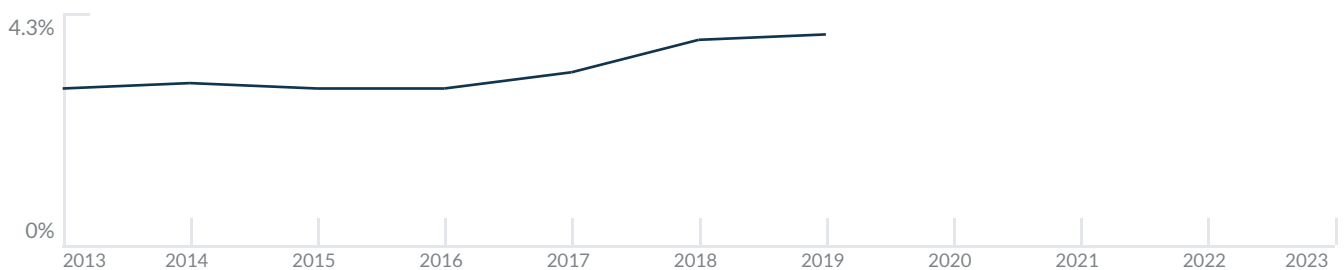
30 YEARS FIXED 4.4%



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
George Washington Carver Middle School
10/10

HIGH SCHOOL
Mast Academy
10/10

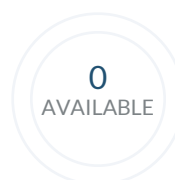
Insights

IN GRAPETREE TOWNHOUSES

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

% to %
CAP RATE
Yearly net income when rent

8.8%
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 Grapetree Townhouses


\$8,000 
UNIT 314 **RENTED** | MAR 2023

\$890,000 
UNIT 314 **SOLD** | MAY 2021

\$865,000 
UNIT 213 **SOLD** | JUL 2021

\$4,000 
UNIT 127 **RENTED** | JUL 2021

\$3,600 
UNIT 303 **RENTED** | JUL 2021

\$3,800 
UNIT 410 **RENTED** | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN GRAPETREE TOWNHOUSES

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 314 | \$890,000 | 2/3 | \$633.9 | 1,404 | May 2021 | 15 |
| 213 | \$865,000 | 2/3 | \$616.1 | 1,404 | Dec 2020 | 862 |
| 305 | \$774,999 | 2/3 | \$552.0 | 1,404 | Jun 2018 | 118 |
| 307 | \$815,000 | 2/3 | \$580.5 | 1,404 | May 2018 | 93 |
| 209 | \$850,000 | 2/2 | \$605.4 | 1,404 | Feb 2015 | 34 |
| 302 | \$835,000 | 2/3 | \$594.7 | 1,404 | Oct 2014 | 51 |
| 302 | \$835,000 | 2/3 | \$594.7 | 1,404 | Oct 2014 | 51 |
| N/A | \$985,000 | 2/2 | \$547.2 | 1,800 | Dec 2013 | 15 |
| 310 | \$775,000 | 2/3 | \$552.0 | 1,404 | May 2013 | 73 |
| 310 | \$775,000 | 2/3 | \$552.0 | 1,404 | May 2013 | 73 |
| 414 | \$650,000 | 2/2 | \$463.0 | 1,404 | Sep 2012 | 107 |
| 206 | \$750,000 | 3/3 | \$534.2 | 1,404 | Jul 2012 | 343 |
| 210 | \$389,900 | 2/1 | \$277.7 | 1,404 | May 2011 | 154 |
| 309 | \$539,900 | 2/2 | \$384.5 | 1,404 | Mar 2011 | 229 |
| C4 | \$569,000 | 2/2 | \$316.1 | 1,800 | Nov 2010 | 288 |
| 314 | \$675,000 | 2/2 | \$480.8 | 1,404 | Jun 2009 | 34 |
| 312 | \$715,000 | 2/2 | \$509.3 | 1,404 | Sep 2008 | 420 |
| 302 | \$799,000 | 2/3 | \$569.1 | 1,404 | Apr 2008 | 85 |
| 127 | \$650,000 | 2/2 | \$463.0 | 1,404 | Jul 2007 | 83 |

Rented

LAST 20 PROPERTIES RENTED IN GRAPETREE TOWNHOUSES

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 314 | \$8,000 | 2/3 | \$5.7 | 1,404 | Mar 2023 | 27 |
| 127 | \$4,000 | 3/3 | \$2.8 | 1,404 | Jan 2020 | 100 |
| 303 | \$3,600 | 2/3 | \$2.6 | 1,404 | Aug 2019 | 38 |
| 410 | \$3,800 | 2/3 | \$2.7 | 1,404 | Jun 2019 | 95 |
| 102 | \$3,950 | 3/3 | \$2.5 | 1,554 | Jun 2019 | 65 |
| 416 | \$3,450 | 2/3 | \$2.5 | 1,404 | Apr 2019 | 4 |
| 212 | \$3,600 | 2/3 | \$2.6 | 1,404 | Mar 2019 | 73 |
| 305 | \$3,800 | 2/3 | \$2.7 | 1,404 | Nov 2018 | 154 |
| 303 | \$3,500 | 2/3 | \$2.5 | 1,404 | Oct 2018 | 47 |
| 304 | \$3,500 | 2/3 | \$2.5 | 1,404 | Jun 2017 | 91 |
| 314 | \$4,000 | 2/2 | \$2.8 | 1,404 | Jun 2016 | 51 |
| 314 | \$4,000 | 2/3 | \$2.8 | 1,404 | Jun 2016 | 51 |
| 306 | \$4,500 | 2/2 | \$3.2 | 1,404 | Nov 2015 | 44 |
| 306 | \$4,500 | 2/21 | \$3.2 | 1,404 | Nov 2015 | 44 |
| 314 | \$4,000 | 2/21 | \$2.8 | 1,404 | Jan 2015 | 47 |
| 303 | \$2,800 | 2/2 | \$2.0 | 1,404 | Feb 2012 | 33 |
| 125 | \$2,550 | 3/2 | \$1.8 | 1,404 | Aug 2011 | 6 |
| C3 | \$2,900 | 2/2 | \$1.6 | 1,800 | Nov 2010 | 412 |
| 414 | \$2,900 | 2/2 | \$2.1 | 1,404 | Sep 2010 | 13 |
| 212 | \$2,350 | 2/2 | \$1.7 | 1,404 | Jul 2010 | 78 |