



Grapetree Townhouses

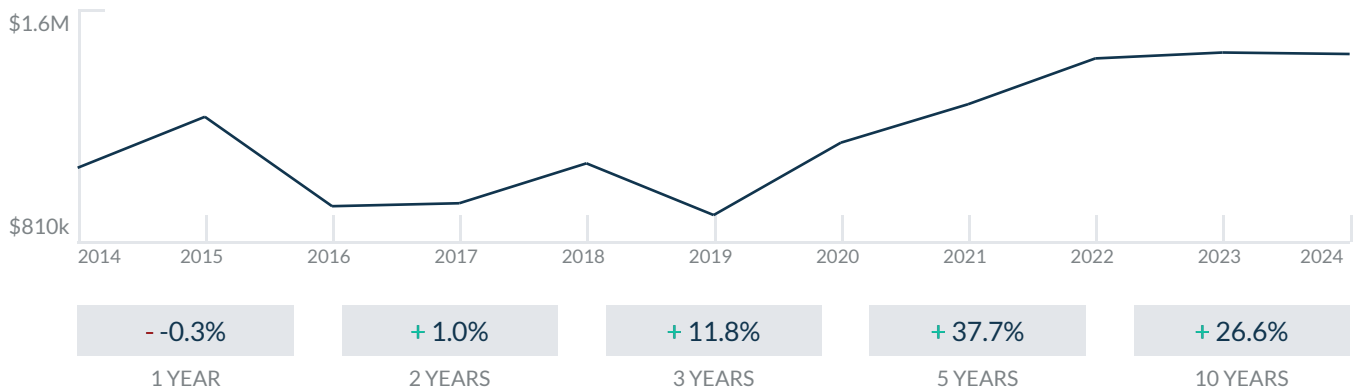
450 Grapetree Dr
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Grapetree Townhouses in this convenient and easy to read format. Our 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 grapetreethouses.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!

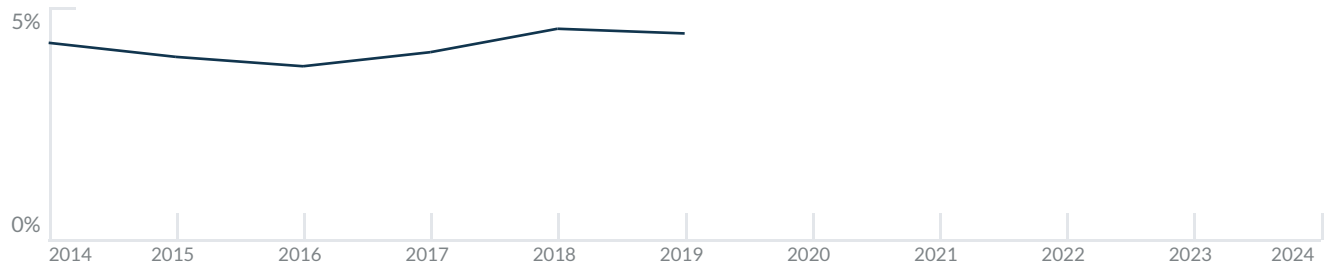


Mortgage Rates

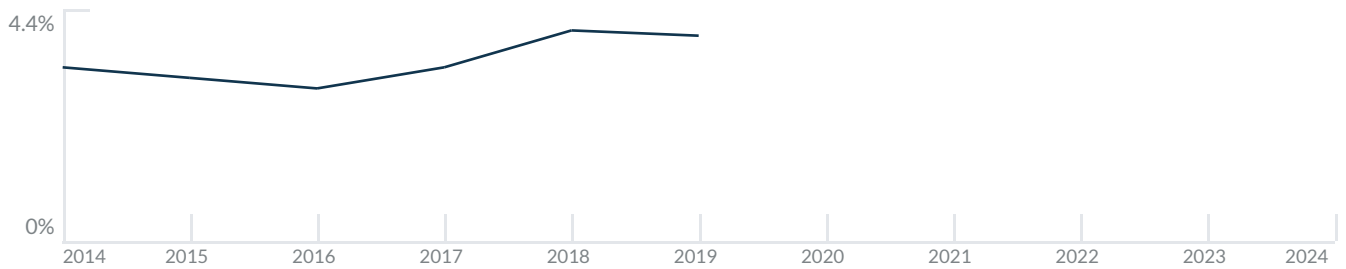
PER YEAR

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©

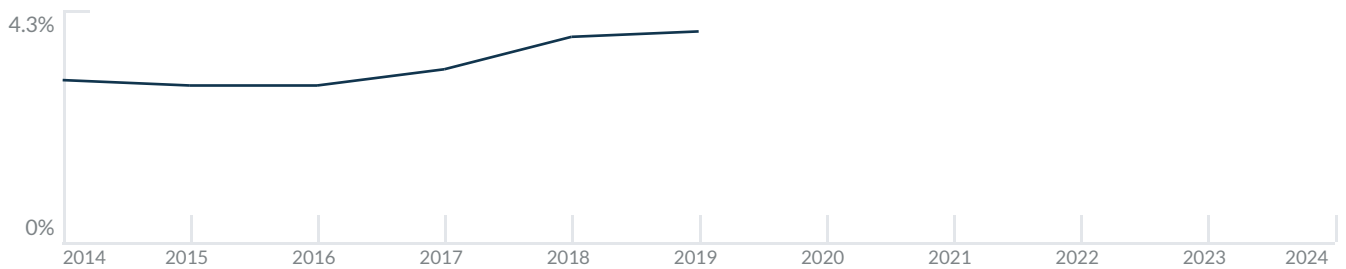
30 YEARS FIXED 4.4%



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

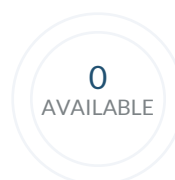
Insights

IN GRAPETREE TOWNHOUSES

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

% to %
CAP RATE
Yearly net income when rent

0%
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