



## 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 [grapetreerownhouses.com](http://grapetreerownhouses.com).

### Property Stats

POSTAL CODE 33149

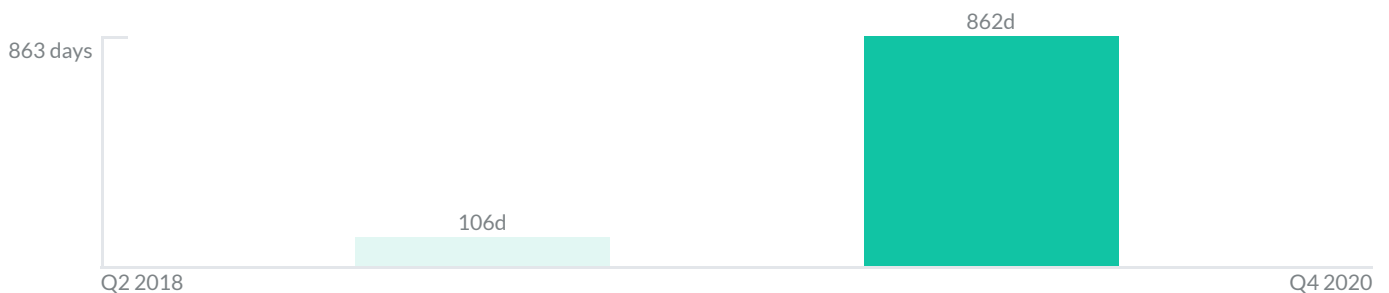
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

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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©

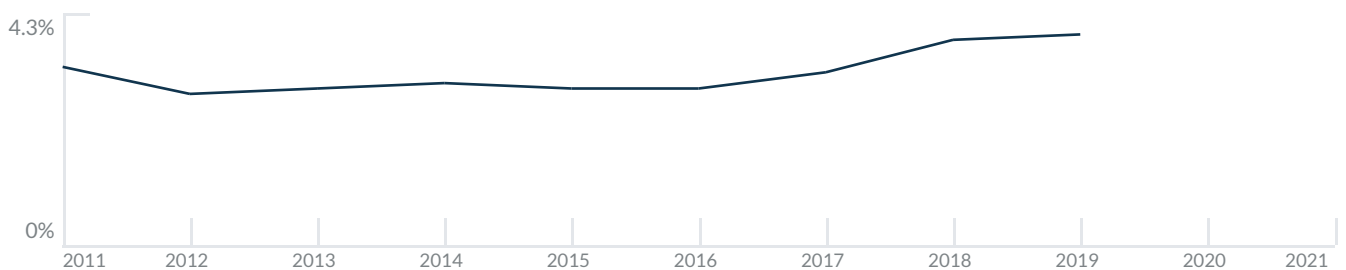
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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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

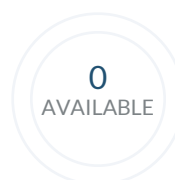
# Insights

IN GRAPETREE TOWNHOUSES

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

**% to %**  
CAP RATE  
Yearly net income when rent

**7.5%**  
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


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

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

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

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

\$3,950   
UNIT 102 **RENTED** | FEB 2021

\$3,450   
UNIT 416 **RENTED** | FEB 2021

## Sold

LAST 20 PROPERTIES SOLD IN GRAPETREE TOWNHOUSES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
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
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
118	\$2,500	2/2	\$1.8	1,404	May 2010	42