

# Market Report

November, 2020



## Crandon Tower

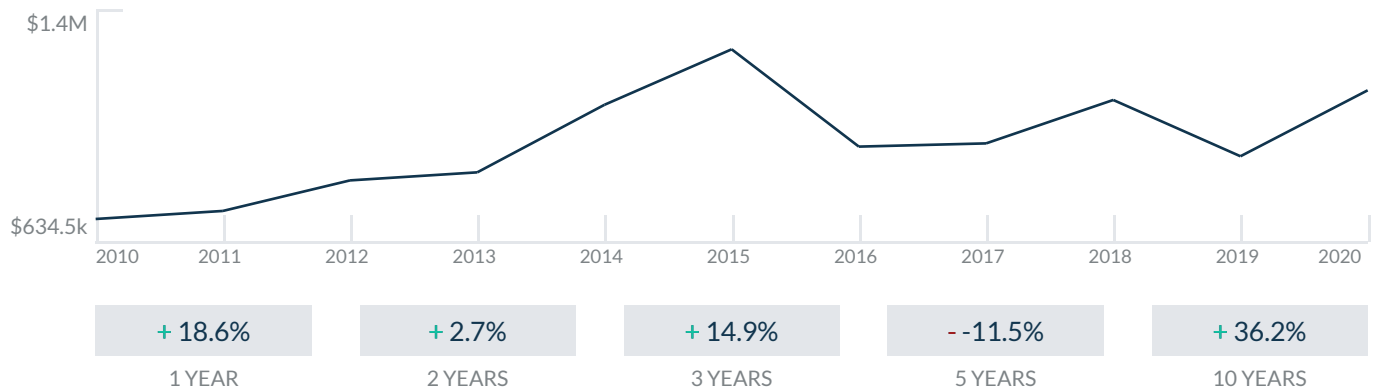
555 Crandon BLVD  
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Crandon Tower 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 [crandontower.com](http://crandontower.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 CRANDON TOWER

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

2 BEDS

\$407,000  
AVERAGE PRICE

2 FOR SALE  
0 FOR RENT

4.3% to 4.8%

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 Crandon Tower



\$2,200



UNIT 54

RENTED | OCT 2020



\$16,000



UNIT

RENTED | JUL 2020



\$2,700



UNIT 53

RENTED | JUL 2020



\$7,800



UNIT

RENTED | JUL 2020



\$6,000



UNIT

RENTED | JUL 2020



\$10,000



UNIT

RENTED | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN CRANDON TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
43	\$440,000	2/2	\$423.1	1,040	May 2018	172
43	\$440,000	2/2	\$423.1	1,040	May 2018	172
73	\$435,000	2/2	\$418.3	1,040	May 2018	203
73	\$435,000	2/2	\$418.3	1,040	May 2018	203
54	\$440,000	2/2	\$423.1	1,040	Jun 2015	26
54	\$440,000	2/2	\$423.1	1,040	Jun 2015	26
51	\$469,900	2/2	\$431.1	1,090	May 2015	15
51	\$469,900	2/2	\$431.1	1,090	May 2015	15
23	\$399,900	2/2	\$384.5	1,040	Dec 2014	36
54	\$385,000	2/2	\$370.2	1,040	Oct 2013	152
54	\$385,000	2/2	\$370.2	1,040	Oct 2013	152
N/A	\$299,963	2/2	\$275.2	1,090	Apr 2013	7
33	\$299,963	2/2	\$275.2	1,090	Apr 2013	7
23	\$299,000	2/2	\$287.5	1,040	Nov 2012	106
83	\$260,000	2/2	\$250.0	1,040	Mar 2012	21
21	\$239,000	2/2	\$219.3	1,090	Sep 2011	573
72	\$249,900	2/2	\$229.3	1,090	Aug 2010	64
22	\$270,000	2/2	\$247.7	1,090	Aug 2010	50
82	\$299,000	2/2	\$274.3	1,090	Mar 2010	313
34	\$295,000	2/2	\$283.7	1,040	Jan 2010	196

## Rented

LAST 20 PROPERTIES RENTED IN CRANDON TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
54	\$2,200	2/2	\$2.1	1,040	Oct 2020	148
N/A	\$16,000	6/8	N/A	N/A	Jun 2020	387
53	\$2,700	2/2	\$2.6	1,040	Nov 2019	142
N/A	\$7,800	4/3	\$4.0	1,951	Oct 2019	43
N/A	\$6,000	3/2	\$4.2	1,433	Oct 2019	55
N/A	\$10,000	5/5	\$1.8	5,671	Sep 2019	64
44	\$2,350	2/2	\$2.3	1,040	Jul 2019	8
B	\$6,500	3/2	\$3.8	1,700	Jul 2019	80
43	\$2,600	2/2	\$2.5	1,040	Nov 2018	82
34	\$2,600	2/2	\$2.5	1,040	Sep 2018	36
54	\$2,500	2/2	\$2.4	1,040	Oct 2017	83
54	\$2,500	2/2	\$2.4	1,040	Oct 2017	83
N/A	\$24,000	6/6	\$3.6	6,750	Aug 2016	285
71	\$2,700	2/2	\$2.5	1,090	Sep 2015	74
71	\$2,700	2/2	\$2.5	1,090	Sep 2015	74
54	\$2,650	2/2	\$2.5	1,040	Aug 2015	63
54	\$2,650	2/2	\$2.5	1,040	Aug 2015	63
34	\$2,400	2/2	\$2.3	1,040	Jul 2015	41
34	\$2,400	2/2	\$2.3	1,040	Jul 2015	41
53	\$2,800	2/2	\$2.7	1,040	Jul 2014	35

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
51	\$430,000	2/2	\$394.5	1090	Sep 2020	SYLVAIN BIG...
61	\$384,000	2/2	\$352.3	1090	Sep 2020	ELIZABETH E...