



Commodore Club East

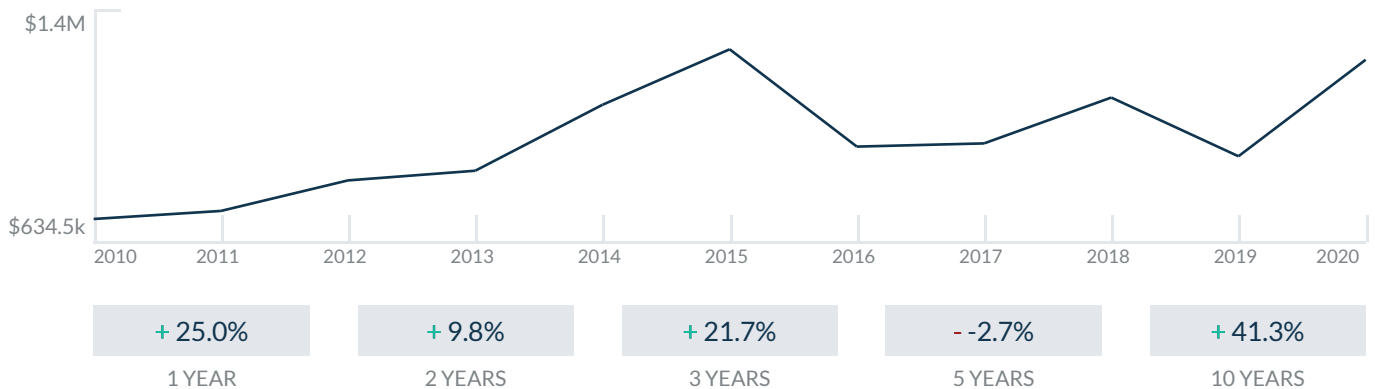
177 Ocean Lane Dr
Key Biscayne, FL 33149

Every month we compile this comprehensive market report focus on Commodore Club East 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 commodoreclubeastcondosforsale.com.

Property Stats

POSTAL CODE 33149

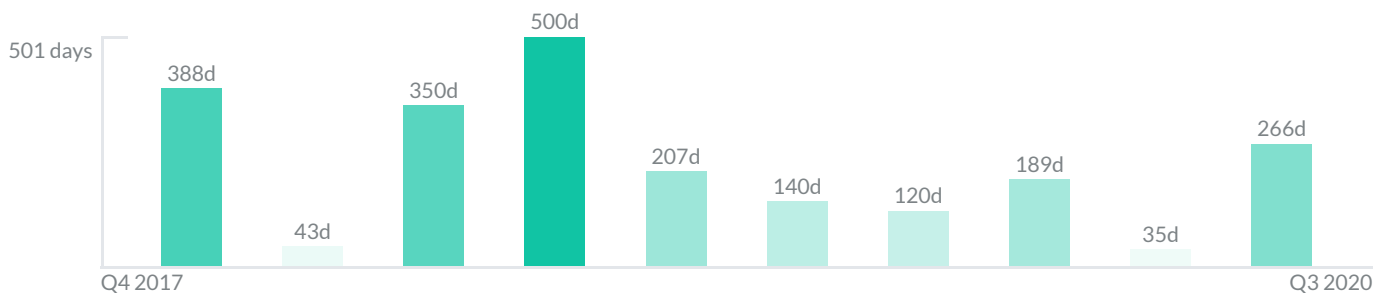
The property stats graph represents the median price evolution since ten years in your postal code area.



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

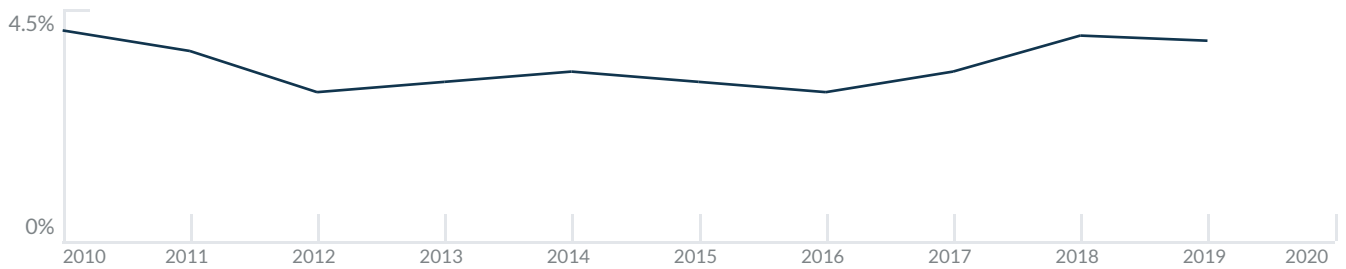
PER YEAR

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©

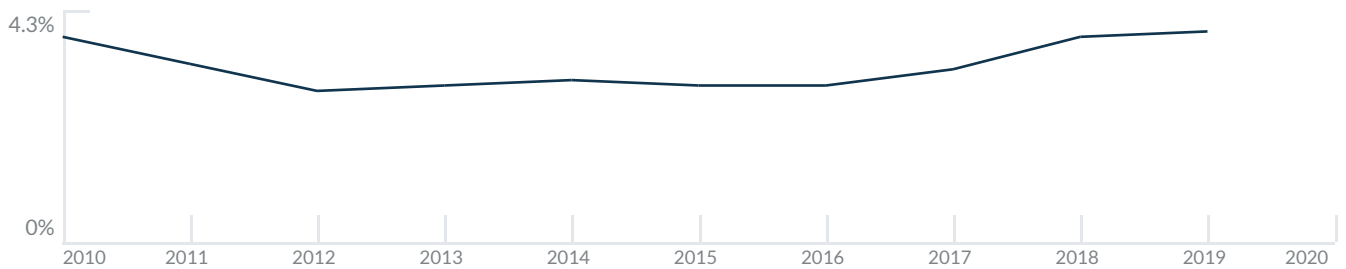
30 YEARS FIXED 4.4%



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

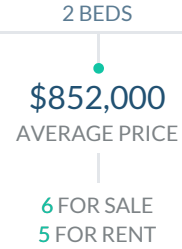
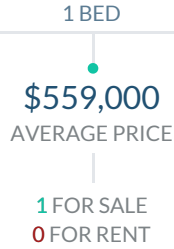
MIDDLE SCHOOL
Young Womens Preparatory Academy
10/10

HIGH SCHOOL
Mast Academy
10/10

Insights

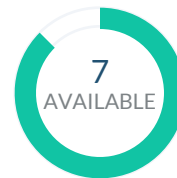
IN COMMODORE CLUB EAST

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



2.6% to 4.4%
CAP RATE
Yearly net income when rent

5.7%
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 Commodore Club East

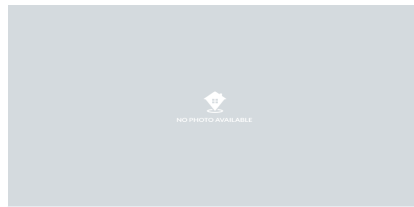


\$595,000



UNIT 802

SOLD | AUG 2020

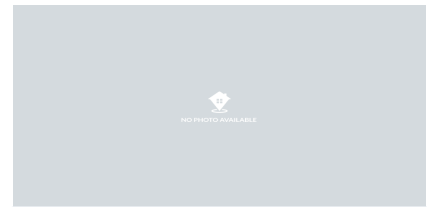


\$3,950



UNIT 313

RENTED | JUL 2020



\$1,899,000



UNIT 800

SOLD | JUL 2020

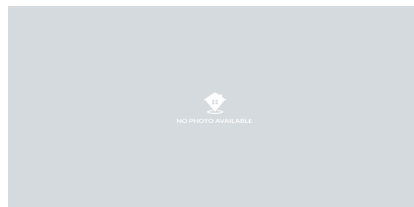


\$2,950



UNIT 302

RENTED | AUG 2020



\$6,000



UNIT 100

RENTED | JUL 2020



\$8,000



UNIT 708

RENTED | AUG 2020

Sold

LAST 20 PROPERTIES SOLD IN COMMODORE CLUB EAST

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
802	\$595,000	1/2	\$708.3	840	Aug 2020	370
800	\$1,899,000	3/3	\$983.9	1,930	Jul 2020	162
613	\$3,650	2/2	\$2.9	1,260	May 2020	46
1014	\$1,095,000	2/2	\$745.4	1,469	Apr 2020	24
106	\$539,000	2/2	\$427.8	1,260	Oct 2019	202
613	\$3,600	2/2	\$2.9	1,260	Oct 2019	175
813	\$649,000	2/2	\$515.1	1,260	Sep 2019	224
904	\$850,000	2/2	\$674.6	1,260	Aug 2019	22
711	\$580,000	2/2	\$460.3	1,260	Aug 2019	N/A
406	\$585,000	2/2	\$464.3	1,260	Aug 2019	53
510	\$650,000	2/2	\$515.9	1,260	Aug 2019	42
714	\$1,050,000	2/2	\$714.8	1,469	Jul 2019	206
411	\$604,900	2/2	\$480.1	1,260	Jul 2019	171
708	\$1,075,000	2/2	\$853.2	1,260	Jun 2019	98
602	\$549,000	1/2	\$653.6	840	Jun 2019	313
702	\$599,000	1/2	\$713.1	840	Apr 2019	10
902	\$669,000	1/2	\$796.4	840	Oct 2018	207
805	\$799,000	2/2	\$634.1	1,260	Aug 2018	500
404	\$599,000	2/2	\$475.4	1,260	May 2018	481
900	\$2,360,000	3/3	\$1,222.8	1,930	Apr 2018	219

Rented

LAST 20 PROPERTIES RENTED IN COMMODORE CLUB EAST

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
313	\$3,950	2/2	\$3.1	1,260	Jul 2020	30
302	\$2,950	1/2	\$3.5	840	Jul 2020	121
100	\$6,000	2/2	\$3.1	1,930	Jul 2020	37
708	\$8,000	2/2	\$6.3	1,260	Jun 2020	139
1106	\$5,000	2/2	\$4.0	1,260	Feb 2020	4
106	\$3,200	2/2	\$2.5	1,260	Feb 2020	22
209	\$3,200	2/2	\$2.5	1,260	Jan 2020	54
410	\$3,300	2/2	\$2.6	1,260	Jan 2020	50
308	\$6,000	2/2	\$4.8	1,260	Dec 2019	19
906	\$4,800	2/2	\$3.8	1,260	Nov 2019	76
306	\$3,400	2/2	\$2.7	1,260	Nov 2019	27
708	\$7,500	2/2	\$6.0	1,260	Oct 2019	78
704	\$4,000	2/2	\$3.2	1,260	Sep 2019	9
411	\$3,500	2/2	\$2.8	1,260	Sep 2019	34
702	\$2,950	1/2	\$3.5	840	Aug 2019	95
815	\$4,600	2/2	\$3.1	1,469	Jul 2019	151
1008	\$4,500	2/2	\$3.6	1,260	May 2019	62
412	\$3,000	2/2	\$2.4	1,260	May 2019	20
512	\$3,200	2/2	\$2.5	1,260	Apr 2019	129
703	\$2,950	1/2	\$3.5	840	Mar 2019	33

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
102	\$559,000	1/2	\$665.5	840	Jul 2020	SETH L FINKE...
313	\$999,000	2/2	\$792.9	1260	Jul 2020	CHRISTOPHE...
610	\$815,000	2/2	\$646.8	1260	Aug 2020	N/A
709	\$5,500/mth	2/2	N/A	N/A	Jul 2020	N/A
804	\$3,900/mth	2/2	\$3.1	1260	Jul 2020	LUIS CASTRO...
904	\$4,700/mth	2/2	\$3.7	1260	Jul 2020	VENMARK OF...
906	\$860,000	2/2	\$682.5	1260	Aug 2020	PILAR SABORIO
906	\$4,300/mth	2/2	\$3.4	1260	Aug 2020	PILAR SABORIO
909	\$825,000	2/2	\$654.8	1260	Aug 2020	
1113	\$725,000	2/2	\$575.4	1260	Aug 2020	N/A
1205	\$885,000	2/2	\$702.4	1260	Aug 2020	N/A
1211	\$3,100/mth	2/2	\$2.5	1260	Jul 2020	MAXIMO OLI...