

Market Report

July, 2021



Harborview Bay Harbor

10140 W Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Harborview Bay Harbor 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 harborviewcondosforsale.com.

Property Stats

POSTAL CODE 33154

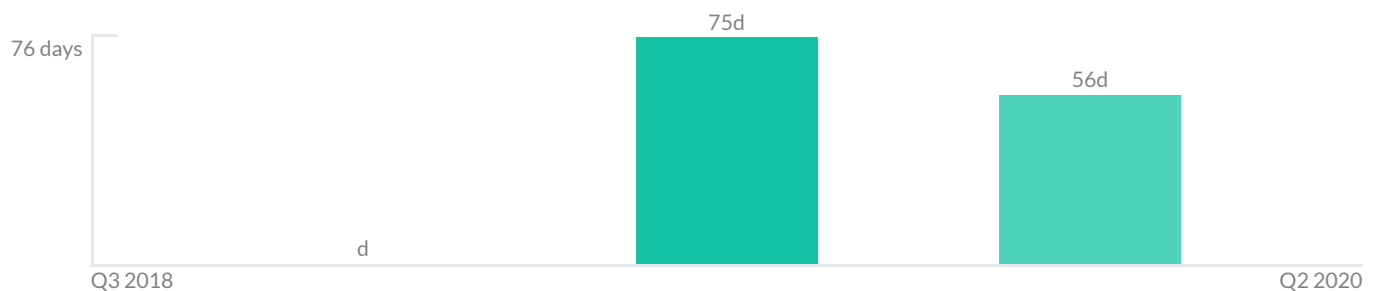
The property stats graph represents the median price evolution since ten years in your postal code area.



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	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Aspirra Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

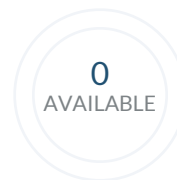
Insights

IN HARBORVIEW BAY HARBOR

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 Harborview Bay Harbor



\$365,000



UNIT 202B

SOLD | JUN 2021



\$2,200



UNIT 601A

RENTED | FEB 2021

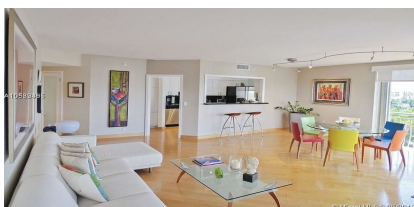


\$3,600



UNIT 603C

RENTED | FEB 2021

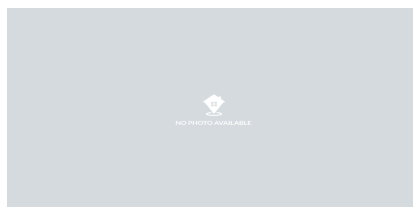


\$649,000



UNIT 603

SOLD | FEB 2021

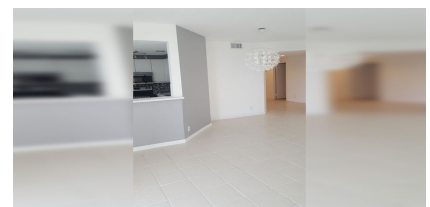


\$1,400,000



UNIT 603

SOLD | JUN 2021



\$2,150



UNIT 601A

RENTED | NOV 2020

Sold

LAST 20 PROPERTIES SOLD IN HARBORVIEW BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
202B	\$365,000	2/2	\$225.3	1,620	Apr 2020	56
603	\$649,000	3/3	\$352.7	1,840	Jan 2019	75
603	\$1,400,000	3/4	\$774.8	1,807	Sep 2018	N/A
503C	\$630,000	3/2	\$342.4	1,840	Oct 2017	148
503C	\$630,000	3/3	\$342.4	1,840	Oct 2017	148
602B	\$419,000	2/2	\$258.6	1,620	May 2016	28
602B	\$419,000	2/2	\$258.6	1,620	May 2016	28
PH-N	\$849,000	4/3	\$307.6	2,760	May 2015	105
PH-N	\$849,000	4/31	\$307.6	2,760	May 2015	105
501A	\$319,900	2/2	\$260.1	1,230	May 2015	53
501A	\$319,900	2/2	\$260.1	1,230	May 2015	53
503C	\$475,000	3/2	\$258.2	1,840	Mar 2014	286
503C	\$475,000	3/21	\$258.2	1,840	Mar 2014	286
602B	\$325,000	2/2	\$200.6	1,620	Dec 2013	163
602B	\$325,000	2/2	\$200.6	1,620	Dec 2013	163
601A	\$219,500	2/2	\$178.5	1,230	Nov 2011	57
PH-N	\$479,000	4/3	\$173.6	2,760	Nov 2011	373
204D	\$599,000	4/3	\$299.5	2,000	Oct 2008	169
301A	\$385,000	2/2	\$313.0	1,230	Oct 2006	112

Rented

LAST 20 PROPERTIES RENTED IN HARBORVIEW BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
601A	\$2,200	2/2	\$1.8	1,230	Nov 2019	114
603C	\$3,600	3/3	\$2.0	1,840	May 2019	13
601A	\$2,150	2/2	\$1.7	1,230	May 2018	108
601A	\$2,400	2/2	\$2.0	1,230	Aug 2017	16
601A	\$2,400	2/2	\$2.0	1,230	Aug 2017	16
402B	\$2,100	2/2	\$1.3	1,620	Aug 2014	58
402B	\$2,100	2/2	\$1.3	1,620	Aug 2014	58
PH-N	\$4,600	4/31	\$1.7	2,760	May 2014	106
602B	\$2,300	2/2	\$1.4	1,620	Mar 2014	31
N/A	\$2,100	2/2	\$1.3	1,620	Nov 2012	54