

Market Report

March, 2019



Harbour House

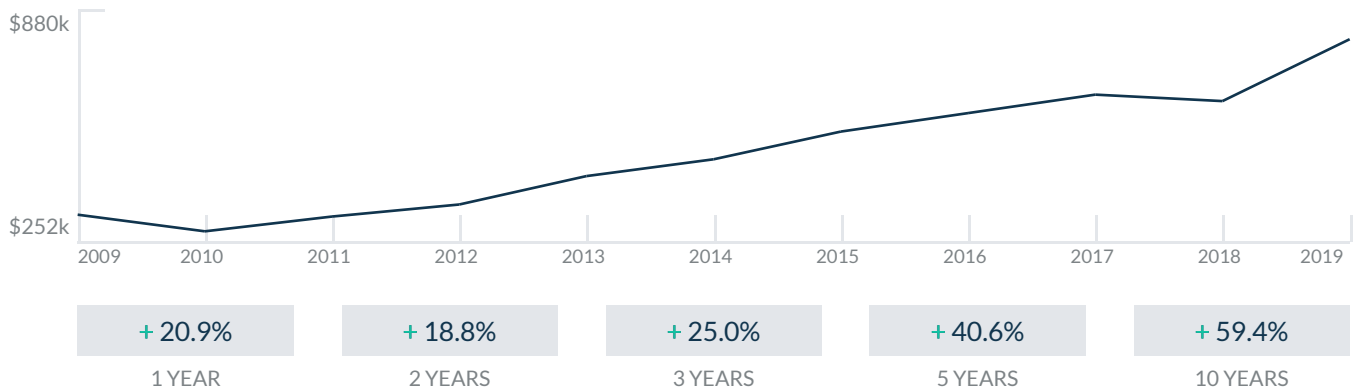
10275 Collins Ave
Bal Harbour, FL 33154

Every month we compile this comprehensive market report focus on Harbour House 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 harbourhousecondosforsale.com.

Property Stats

POSTAL CODE 33154

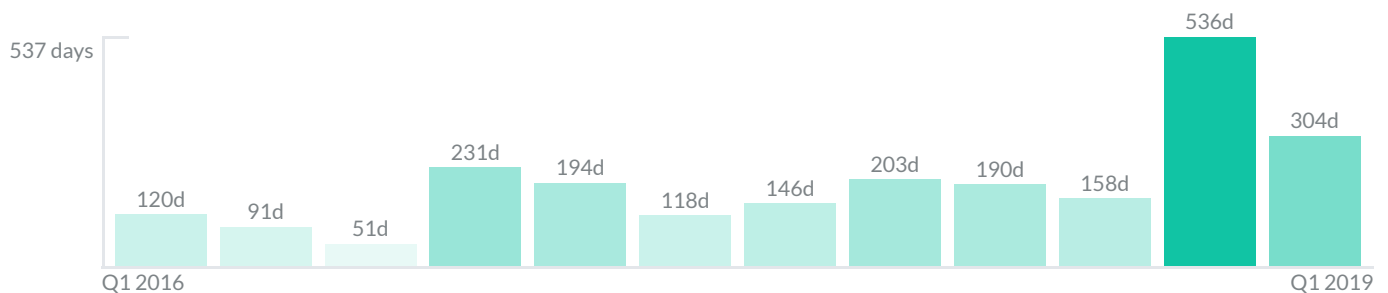
The property stats graph represents the median price evolution since ten years in your postal code area.



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 United 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 District | Arundel School District | North Tracy Mourning Senior High |
| 10/10 | NR | 7/10 |
| | | Biscayne Bay Campus |

Insights

IN HARBOUR HOUSE

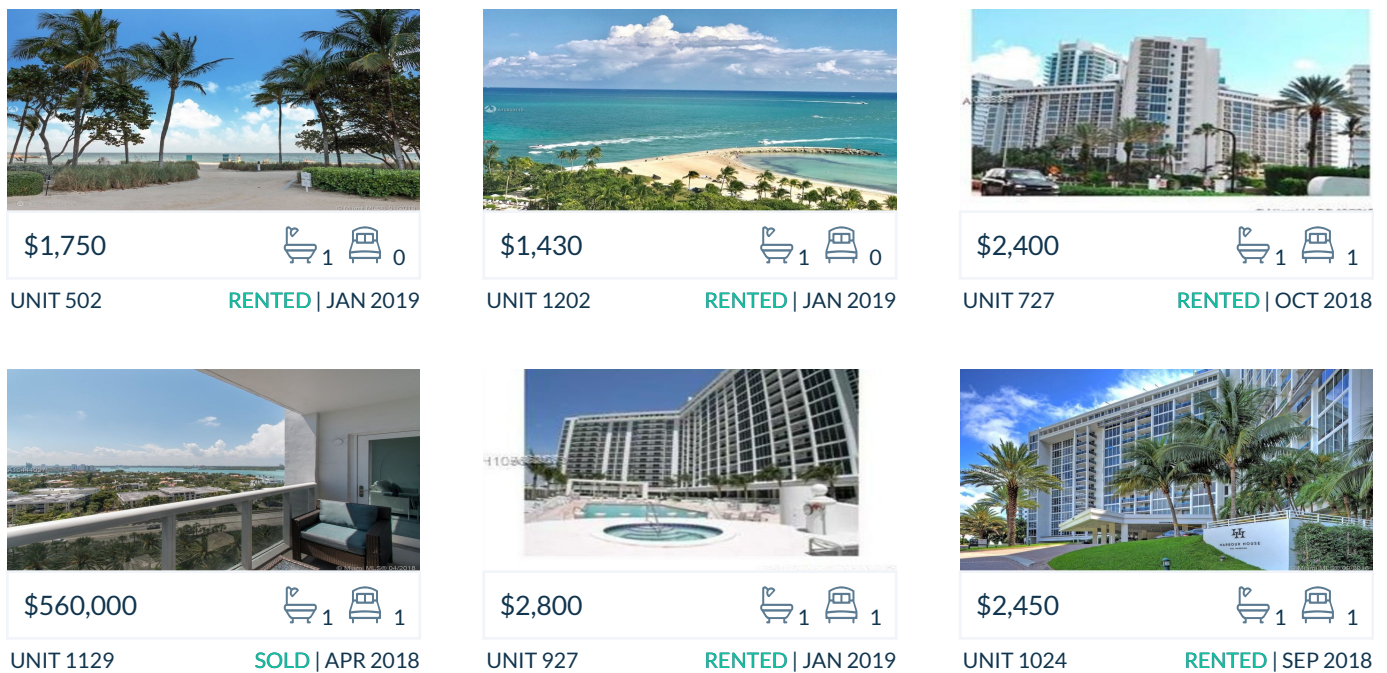
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Harbour House



Sold

LAST 20 PROPERTIES SOLD IN HARBOUR HOUSE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|---------|-------------|------------|-----------|-------|-------------|----------------|
| 1129 | \$560,000 | 1/1 | \$625.0 | 896 | Jan 2019 | 304 |
| 921 | \$1,050,000 | 2/2 | \$994.3 | 1,056 | Nov 2018 | 715 |
| CABA... | \$100,000 | 0/1 | \$833.3 | 120 | Nov 2018 | 357 |
| N/A | \$1,625,000 | 2/2 | \$1,154.9 | 1,407 | Jun 2018 | 258 |
| 1231 | \$1,199,000 | 2/2 | \$922.3 | 1,300 | Jun 2018 | 35 |
| 503 | \$316,000 | 0/1 | \$657.0 | 481 | Jun 2018 | 323 |
| 823 | \$800,000 | 2/2 | \$757.6 | 1,056 | May 2018 | 64 |
| 906 | \$869,000 | 2/2 | \$822.9 | 1,056 | Apr 2018 | 108 |
| 507 | \$575,000 | 1/1 | \$641.7 | 896 | Feb 2018 | 341 |
| 527 | \$439,900 | 1/1 | \$491.0 | 896 | Feb 2018 | 77 |
| 719 | \$859,999 | 2/2 | \$814.4 | 1,056 | Jan 2018 | 153 |
| 1526 | \$589,900 | 1/1 | \$659.8 | 894 | Dec 2017 | 118 |
| 1116 | \$599,000 | 1/1 | \$668.5 | 896 | Dec 2017 | 164 |
| 432 | \$589,000 | 2/2 | \$557.8 | 1,056 | Dec 2017 | 443 |
| 1101 | \$329,000 | 0/1 | \$684.0 | 481 | Nov 2017 | 224 |
| 421 | \$715,000 | 2/2 | \$677.1 | 1,056 | Nov 2017 | 24 |
| 1405 | \$325,000 | 0/1 | \$675.7 | 481 | Oct 2017 | 307 |
| 1034 | \$795,000 | 2/2 | \$752.8 | 1,056 | Oct 2017 | 142 |
| 425 | \$409,900 | 1/1 | \$457.5 | 896 | Sep 2017 | 124 |
| 720 | \$869,900 | 2/2 | \$754.5 | 1,153 | Aug 2017 | 88 |

Rented

LAST 20 PROPERTIES RENTED IN HARBOUR HOUSE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1202 | \$1,430 | 0/1 | \$3.0 | 481 | Mar 2019 | 21 |
| 502 | \$1,750 | 0/1 | \$3.6 | 481 | Mar 2019 | 32 |
| 727 | \$2,400 | 1/1 | \$2.7 | 896 | Feb 2019 | 94 |
| 927 | \$2,800 | 1/1 | \$3.1 | 896 | Jan 2019 | 15 |
| 1024 | \$2,450 | 1/1 | \$2.7 | 896 | Jan 2019 | 111 |
| 217 | \$3,800 | 2/2 | N/A | N/A | Jan 2019 | 148 |
| 217 | \$3,200 | 2/2 | \$3.0 | 1,056 | Jan 2019 | 133 |
| 930 | \$2,900 | 2/2 | \$2.7 | 1,056 | Jan 2019 | 39 |
| 616 | \$2,200 | 1/1 | \$2.5 | 896 | Jan 2019 | 86 |
| 1423 | \$3,550 | 2/2 | \$3.4 | 1,056 | Jan 2019 | 44 |
| 807 | \$2,650 | 1/1 | \$3.0 | 896 | Jan 2019 | 72 |
| 624 | \$2,400 | 1/1 | \$2.7 | 896 | Jan 2019 | 20 |
| 316 | \$2,350 | 1/1 | \$2.6 | 896 | Dec 2018 | 62 |
| 330 | \$2,950 | 2/2 | N/A | N/A | Dec 2018 | 87 |
| 1015 | \$2,650 | 1/1 | \$3.0 | 896 | Dec 2018 | 73 |
| 901 | \$1,550 | 0/1 | \$3.2 | 481 | Dec 2018 | 26 |
| 321 | \$3,600 | 2/2 | \$3.4 | 1,056 | Dec 2018 | 44 |
| 824 | \$2,600 | 1/1 | \$2.9 | 896 | Dec 2018 | 234 |
| 1531 | \$4,200 | 2/2 | \$3.0 | 1,401 | Dec 2018 | 124 |
| 523 | \$3,500 | 2/2 | \$3.3 | 1,056 | Dec 2018 | 50 |

Currently Listed

ACTIVE LISTINGS 1/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|--------|-------------|------------|---------|------|--------------|-----------------|
| 103 | \$790,000 | 2/2 | \$661.1 | 1195 | Dec 2018 | N/A |
| 108 | \$269,900 | 0/1 | \$717.8 | 376 | Jan 2019 | N/A |
| 109-10 | \$430,000 | 1/1 | \$580.3 | 741 | Feb 2018 | N/A |
| 116 | \$490,000 | 1/1 | \$648.1 | 756 | Jan 2017 | N/A |
| 116 | \$2,799/mth | 1/1 | \$3.7 | 756 | Apr 2017 | N/A |
| 207 | \$500,000 | 1/1 | \$558.0 | 896 | Mar 2019 | N/A |
| 210 | \$7,500/mth | 2/2 | \$5.3 | 1407 | Dec 2018 | N/A |
| 212 | \$434,500 | 1/1 | \$484.9 | 896 | Aug 2018 | N/A |
| 221 | \$839,000 | 2/2 | \$794.5 | 1056 | Feb 2019 | N/A |
| 225 | \$415,000 | 1/1 | \$463.2 | 896 | Jun 2017 | RITA M FURGI... |
| 227 | \$2,100/mth | 1/1 | \$2.3 | 896 | Feb 2019 | N/A |
| 234 | \$750,000 | 2/2 | \$710.2 | 1056 | Apr 2018 | N/A |
| 301 | \$310,000 | 0/1 | \$644.5 | 481 | Sep 2016 | N/A |
| 314 | \$565,000 | 1/1 | \$630.6 | 896 | Jun 2018 | N/A |
| 315 | \$2,700/mth | 1/1 | \$3.0 | 896 | Oct 2018 | N/A |
| 315 | \$518,900 | 1/1 | \$579.1 | 896 | Nov 2018 | N/A |
| 320 | \$850,000 | 2/2 | \$804.9 | 1056 | Feb 2019 | N/A |
| 321 | \$3,600/mth | 2/2 | \$3.4 | 1056 | Feb 2019 | N/A |
| 323 | \$749,000 | 2/2 | \$709.3 | 1056 | Jan 2019 | N/A |
| 323 | \$2,700/mth | 2/2 | \$2.6 | 1056 | Jan 2019 | N/A |

Currently Listed

ACTIVE LISTINGS 2/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| 324 | \$483,000 | 1/1 | \$539.1 | 896 | Oct 2018 | N/A |
| 331 | \$4,300/mth | 2/2 | \$3.3 | 1300 | Dec 2018 | N/A |
| 333 | \$755,000 | 2/2 | \$715.0 | 1056 | Jul 2018 | LEONID SHVA... |
| 333 | \$3,600/mth | 2/2 | \$3.4 | 1056 | Aug 2018 | LEONID SHVA... |
| 335 | \$840,000 | 2/2 | \$795.5 | 1056 | Sep 2018 | N/A |
| 406 | \$860,000 | 2/2 | \$814.4 | 1056 | Sep 2018 | N/A |
| 407 | \$570,000 | 1/1 | \$636.2 | 896 | May 2017 | N/A |
| 408 | \$630,000 | 1/1 | \$703.1 | 896 | Apr 2018 | MARIA LAUR... |
| 415 | \$580,000 | 1/1 | \$647.3 | 896 | Jan 2018 | N/A |
| 423 | \$2,900/mth | 2/2 | \$2.7 | 1056 | Jul 2018 | N/A |
| 433 | \$3,300/mth | 2/2 | \$3.1 | 1056 | Jan 2019 | N/A |
| 505 | \$317,500 | 0/1 | \$660.1 | 481 | Feb 2017 | CURTIS RAICHE |
| 506 | \$3,050/mth | 2/2 | \$2.9 | 1056 | Nov 2018 | N/A |
| 512 | \$2,500/mth | 1/1 | \$2.8 | 896 | Jan 2019 | N/A |
| 521 | \$850,000 | 2/2 | \$804.9 | 1056 | Sep 2018 | N/A |
| 522 | \$930,000 | 2/2 | \$715.4 | 1300 | Mar 2019 | N/A |
| 523 | \$740,000 | 2/2 | \$700.8 | 1056 | Sep 2018 | N/A |
| 527 | \$2,600/mth | 1/1 | \$2.9 | 896 | Oct 2018 | N/A |
| 528 | \$468,000 | 1/1 | \$522.3 | 896 | Feb 2019 | N/A |
| 612 | \$600,000 | 1/1 | \$669.6 | 896 | May 2018 | PETER CICAL... |

Currently Listed

ACTIVE LISTINGS 3/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|-----------|------|--------------|----------------|
| 616 | \$580,000 | 1/1 | \$647.3 | 896 | Jan 2018 | N/A |
| 623 | \$3,450/mth | 2/2 | \$3.3 | 1056 | May 2018 | N/A |
| 633 | \$820,000 | 2/2 | \$776.5 | 1056 | Aug 2018 | N/A |
| 706 | \$895,000 | 2/2 | \$847.5 | 1056 | Aug 2017 | N/A |
| 716 | \$2,600/mth | 1/1 | \$2.9 | 896 | Mar 2019 | N/A |
| 728 | \$545,000 | 1/1 | \$608.3 | 896 | Feb 2019 | N/A |
| 729 | \$579,000 | 1/1 | \$646.2 | 896 | Aug 2018 | N/A |
| 805 | \$1,950/mth | 0/1 | N/A | N/A | Jan 2019 | N/A |
| 806 | \$839,000 | 2/2 | \$794.5 | 1056 | Jun 2018 | N/A |
| 809 | \$1,625,000 | 2/2 | \$1,203.7 | 1350 | Feb 2019 | N/A |
| 829 | \$525,000 | 1/1 | \$585.9 | 896 | Dec 2018 | N/A |
| 833 | \$3,800/mth | 2/2 | \$3.6 | 1056 | Jan 2019 | N/A |
| 834 | \$3,875/mth | 2/2 | \$3.7 | 1056 | Jan 2019 | N/A |
| 834 | \$934,900 | 2/2 | \$885.3 | 1056 | Jan 2019 | N/A |
| 835 | \$4,500/mth | 2/2 | \$4.3 | 1056 | Nov 2016 | BABAK A POO... |
| 908 | \$2,950/mth | 1/1 | \$3.3 | 896 | Dec 2018 | N/A |
| 914 | \$2,800/mth | 1/1 | \$3.1 | 896 | Jul 2017 | N/A |
| 916 | \$529,000 | 1/1 | \$590.4 | 896 | Jan 2019 | N/A |
| 921 | \$5,000/mth | 2/2 | \$4.7 | 1056 | Jul 2018 | MARCOS ANT... |
| 921 | \$1,050,000 | 2/2 | \$994.3 | 1056 | Nov 2018 | N/A |

Currently Listed

ACTIVE LISTINGS 4/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 922 | \$1,250,000 | 2/2 | \$855.0 | 1462 | Jan 2019 | N/A |
| 923 | \$3,200/mth | 2/2 | \$3.0 | 1056 | Jan 2019 | N/A |
| 924 | \$2,725/mth | 1/1 | \$3.0 | 896 | Oct 2018 | N/A |
| 933 | \$799,900 | 2/2 | \$757.5 | 1056 | Feb 2018 | ALEXANDER... |
| 1001 | \$2,150/mth | 0/1 | \$4.5 | 481 | Oct 2018 | N/A |
| 1006 | \$748,000 | 2/2 | \$652.1 | 1147 | Nov 2018 | N/A |
| 1018 | \$3,900/mth | 2/2 | \$3.7 | 1056 | Aug 2017 | AMY SHELTON |
| 1033 | \$3,900/mth | 2/2 | \$3.7 | 1056 | Oct 2018 | N/A |
| 1108 | \$3,500/mth | 1/1 | \$3.9 | 896 | May 2017 | PAUL F ROCK... |
| 1205 | \$329,999 | 0/1 | \$686.1 | 481 | Jan 2019 | N/A |
| 1210 | \$4,900/mth | 2/2 | \$3.5 | 1407 | May 2018 | N/A |
| 1212 | \$3,499/mth | 1/1 | \$3.9 | 896 | Jul 2018 | EUGENE REIZI... |
| 1401 | \$2,000/mth | 0/1 | \$4.2 | 481 | Nov 2018 | N/A |
| 1403 | \$1,800/mth | 0/1 | \$3.7 | 481 | Sep 2017 | N/A |
| 1404 | \$329,980 | 0/1 | \$686.0 | 481 | Aug 2018 | DR INNA LITV... |
| 1404 | \$2,700/mth | 0/1 | \$5.6 | 481 | Nov 2018 | N/A |
| 1411 | \$759,000 | 1/1 | \$847.1 | 896 | Jun 2018 | N/A |
| 1416 | \$625,000 | 1/1 | \$697.5 | 896 | Dec 2016 | CARLOS GUST... |
| 1427 | \$515,000 | 1/1 | \$574.8 | 896 | Feb 2019 | N/A |
| 1433 | \$3,300/mth | 2/2 | \$3.1 | 1056 | Sep 2018 | N/A |

Currently Listed

ACTIVE LISTINGS 5/5

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 1503 | \$295,000 | 0/1 | \$510.4 | 578 | Jul 2018 | EDOUARD EL... |
| 1503 | \$1,750/mth | 0/1 | \$3.0 | 588 | Jan 2019 | N/A |
| 1508 | \$2,000,000 | 3/2 | \$766.3 | 2610 | Dec 2018 | N/A |
| 1516 | \$615,000 | 1/1 | \$638.0 | 964 | Jul 2016 | N/A |
| 1518 | \$3,999/mth | 2/2 | \$3.5 | 1128 | Jan 2019 | N/A |
| 1529 | \$2,750/mth | 1/1 | \$3.1 | 894 | Aug 2018 | VILLAR LOS N... |
| 1529 | \$2,500/mth | 1/1 | \$2.8 | 894 | Dec 2018 | N/A |