

Market Report

September, 2019



Harbour House

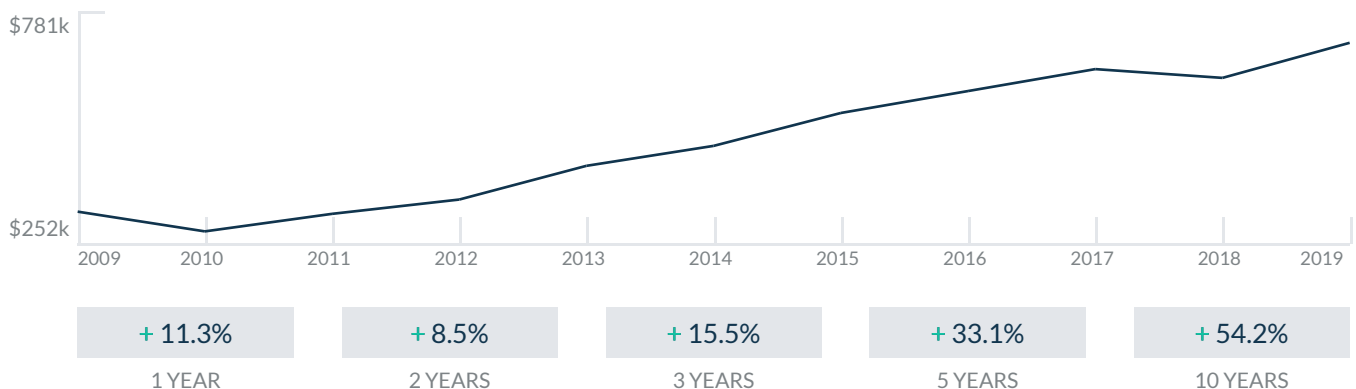
10275 Collins Ave
Bal Harbour, FL 33154

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

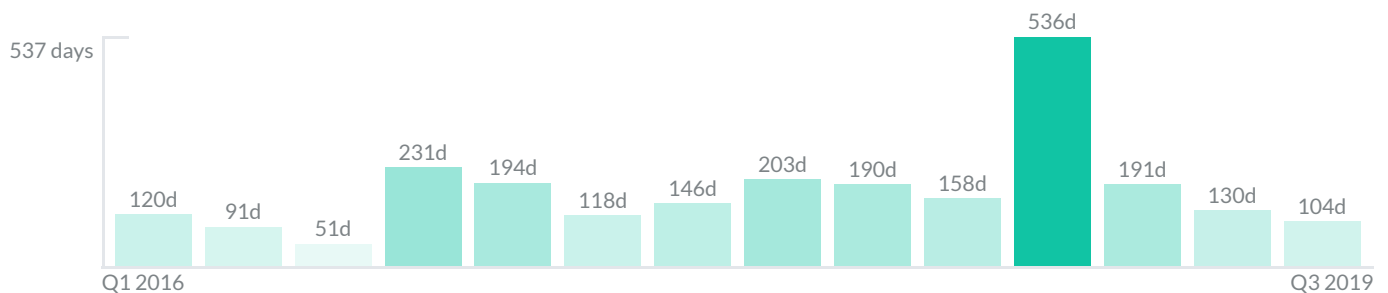
The property stats graph represents the median price evolution since ten years in your postal code area.



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 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
Aventura City Of Excellence School
10/10

MIDDLE SCHOOL
North Miami Middle School
4/10

HIGH SCHOOL
North Miami Senior High School
3/10

Insights

IN HARBOUR HOUSE

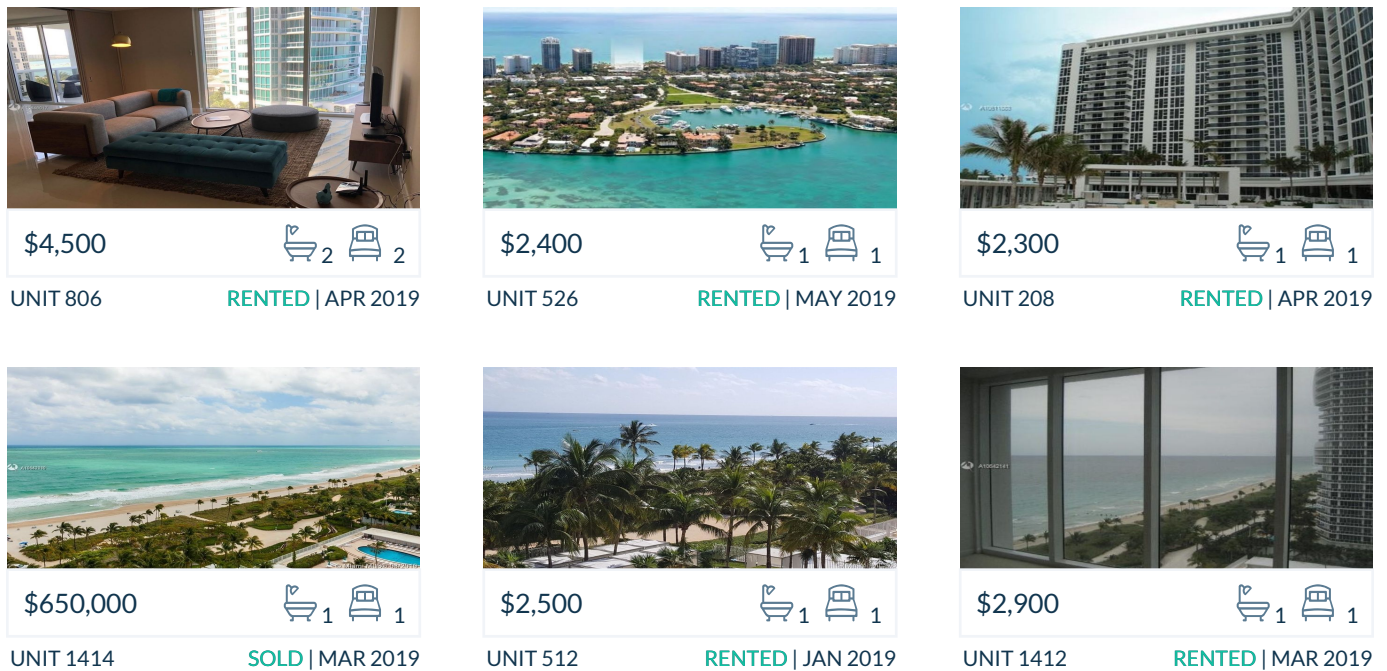
Below the average listing prices of available unit per property type.



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
1414	\$650,000	1/1	\$725.4	896	Jul 2019	104
212	\$434,500	1/1	\$484.9	896	May 2019	223
1508	\$2,000,000	3/2	\$766.3	2,610	Apr 2019	106
1205	\$329,999	0/1	\$686.1	481	Apr 2019	61
219	\$700,000	2/2	\$662.9	1,056	Mar 2019	42
1218	\$769,000	2/2	\$728.2	1,056	Mar 2019	221
815	\$525,000	1/1	\$585.9	896	Mar 2019	195
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

Rented

LAST 20 PROPERTIES RENTED IN HARBOUR HOUSE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
806	\$4,500	2/2	\$4.3	1,056	Aug 2019	108
526	\$2,400	1/1	\$2.7	896	Aug 2019	55
208	\$2,300	1/1	\$2.6	896	Jul 2019	151
512	\$2,500	1/1	\$2.8	896	Jul 2019	166
1412	\$2,900	1/1	\$2.9	992	Jul 2019	105
716	\$2,550	1/1	\$2.8	896	Jul 2019	96
1529	\$2,300	1/1	\$2.6	894	Jul 2019	169
923	\$3,000	2/2	\$2.8	1,056	Jul 2019	148
531	\$3,990	2/2	\$3.1	1,300	Jun 2019	8
227	\$2,100	1/1	\$2.3	896	Jun 2019	43
321	\$3,200	2/2	\$3.0	1,056	Jun 2019	103
315	\$2,700	1/1	\$3.0	896	Jun 2019	232
1210	\$4,500	2/2	\$3.2	1,407	Jun 2019	40
527	\$2,600	1/1	\$2.9	896	Jun 2019	214
314	\$2,500	1/1	\$2.8	896	May 2019	18
627	\$2,700	1/1	\$3.0	896	May 2019	38
805	\$1,950	0/1	N/A	N/A	May 2019	126
924	\$2,725	1/1	\$3.0	896	May 2019	193
1433	\$3,450	2/2	\$3.3	1,056	May 2019	23
331	\$4,300	2/2	\$3.3	1,300	Apr 2019	119

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$1,825/mth	0/1	\$3.8	481	Jul 2019	N/A
N/A	\$3,490/mth	1/1	\$3.9	896	Jul 2019	N/A
109-10	\$430,000	1/1	\$580.3	741	Feb 2018	N/A
204	\$289,000	0/1	N/A	N/A	May 2019	N/A
204	\$1,700/mth	0/1	\$3.5	481	Aug 2019	N/A
207	\$490,000	1/1	\$546.9	896	May 2019	N/A
208	\$450,000	1/1	\$502.2	896	Apr 2019	N/A
210	\$5,500/mth	2/2	\$3.9	1407	Dec 2018	N/A
214	\$3,400/mth	1/1	\$3.8	896	Aug 2019	N/A
217	\$3,250/mth	2/2	\$3.1	1056	May 2019	N/A
221	\$745,900	2/2	\$706.3	1056	Jul 2019	N/A
225	\$420,000	1/1	\$468.8	896	Aug 2019	N/A
234	\$750,000	2/2	\$710.2	1056	Apr 2018	N/A
234	\$3,200/mth	2/2	\$3.0	1056	Jul 2019	N/A
301	\$289,000	0/1	\$600.8	481	Aug 2019	N/A
305	\$299,000	0/1	\$621.6	481	Apr 2019	N/A
309	\$1,375,000	2/2	\$1,018.5	1350	May 2019	N/A
309	\$5,500/mth	2/2	\$4.1	1350	May 2019	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

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
324	\$459,000	1/1	\$512.3	896	Oct 2018	N/A
324	\$2,650/mth	1/1	\$3.0	896	May 2019	N/A
327	\$2,050/mth	1/1	\$2.3	896	Mar 2019	N/A
335	\$840,000	2/2	\$795.5	1056	Sep 2018	N/A
403	\$2,100/mth	0/1	\$4.4	481	Aug 2019	N/A
406	\$860,000	2/2	\$814.4	1056	Sep 2018	N/A
407	\$550,000	1/1	\$613.8	896	May 2017	N/A
407	\$2,950/mth	1/1	\$3.3	896	Aug 2019	N/A
408	\$630,000	1/1	\$703.1	896	Jul 2019	N/A
415	\$580,000	1/1	\$647.3	896	Jan 2018	N/A
416	\$3,100/mth	1/1	\$3.5	896	May 2019	N/A
417	\$3,700/mth	2/2	\$3.5	1056	Jul 2019	N/A
430	\$2,800/mth	2/2	\$2.7	1056	May 2019	N/A
432	\$4,200/mth	2/2	\$4.0	1056	Aug 2019	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	\$2,920/mth	2/2	\$2.8	1056	May 2019	N/A
506	\$719,900	2/2	\$681.7	1056	Jun 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

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
523	\$690,000	2/2	\$653.4	1056	Sep 2018	N/A
527	\$2,700/mth	1/1	\$3.0	896	Jul 2019	N/A
528	\$438,000	1/1	\$488.8	896	Jul 2019	N/A
606	\$3,400/mth	2/2	\$3.2	1056	Aug 2019	N/A
616	\$580,000	1/1	\$647.3	896	Jan 2018	N/A
617	\$725,000	2/2	\$686.6	1056	Mar 2019	N/A
620	\$4,200/mth	2/2	\$4.0	1056	Apr 2019	N/A
623	\$3,350/mth	2/2	\$3.2	1056	Apr 2019	N/A
623	\$890,000	2/2	\$842.8	1056	May 2019	N/A
627	\$450,000	1/1	\$502.2	896	Mar 2019	N/A
629	\$445,500	1/1	\$497.2	896	Apr 2019	N/A
631	\$3,500/mth	2/2	\$2.7	1300	Apr 2019	N/A
633	\$800,000	2/2	\$757.6	1056	Apr 2019	N/A
706	\$895,000	2/2	\$847.5	1056	Aug 2017	N/A
712	\$2,400/mth	1/1	\$2.7	896	Aug 2019	N/A
724	\$565,000	1/1	\$630.6	896	Dec 2017	ESTHER KAPL...
728	\$525,000	1/1	\$585.9	896	Feb 2019	N/A
729	\$510,000	1/1	\$569.2	896	Aug 2018	N/A
734	\$3,400/mth	2/2	\$3.2	1056	Mar 2019	N/A
830	\$920,000	2/2	\$871.2	1056	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
831	\$5,500/mth	2/2	\$4.2	1300	Jul 2019	N/A
833	\$3,800/mth	2/2	\$3.6	1056	Jan 2019	N/A
834	\$3,475/mth	2/2	\$3.3	1056	Jan 2019	N/A
834	\$869,000	2/2	\$822.9	1056	May 2019	N/A
835	\$4,500/mth	2/2	\$4.3	1056	Nov 2016	BABAK A POO...
902	\$1,975/mth	0/1	N/A	N/A	May 2019	N/A
910	\$6,000/mth	2/2	\$4.3	1407	Aug 2019	N/A
918	\$4,000/mth	2/2	\$3.8	1056	Aug 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
926	\$550,000	1/1	\$613.8	896	Jun 2019	N/A
930	\$2,990/mth	2/2	\$2.8	1056	Jun 2019	N/A
933	\$840,000	2/2	\$795.5	1056	Feb 2018	ALEXANDER...
1001	\$1,995/mth	0/1	\$4.1	481	Jun 2019	N/A
1011	\$664,999	1/1	\$742.2	896	Apr 2019	N/A
1011	\$3,000/mth	1/1	\$3.3	896	Jun 2019	N/A
1012	\$1,999,000	3/3	\$1,110.6	1800	May 2019	N/A
1012	\$7,900/mth	3/3	\$4.4	1800	Jul 2019	N/A
1018	\$3,900/mth	2/2	\$3.7	1056	Aug 2017	AMY SHELTON
1108	\$3,500/mth	1/1	\$3.9	896	May 2017	PAUL F ROCK...

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1124	\$575,000	1/1	\$641.7	896	Mar 2019	N/A
1129	\$2,700/mth	1/1	\$3.0	896	Jul 2019	N/A
1131	\$5,700/mth	2/2	\$4.4	1300	Jul 2019	N/A
1212	\$3,499/mth	1/1	\$3.9	896	Jul 2018	EUGENE REIZI...
1225	\$485,000	1/1	\$541.3	896	Jul 2019	N/A
1226	\$670,000	1/1	\$747.8	896	Jul 2019	N/A
1228	\$2,250/mth	1/1	\$2.5	896	Jun 2019	N/A
1404	\$2,000/mth	0/1	\$4.2	481	Nov 2018	N/A
1404	\$320,980	0/1	\$667.3	481	Jul 2019	N/A
1414	\$3,000/mth	1/1	\$3.3	896	May 2019	N/A
1416	\$625,000	1/1	\$697.5	896	Dec 2016	CARLOS GUST...
1423	\$3,500/mth	2/2	\$3.3	1056	Jul 2019	N/A
1427	\$495,000	1/1	\$552.5	896	Feb 2019	N/A
1506	\$985,000	2/2	\$768.9	1281	Mar 2019	N/A
1506	\$4,400/mth	2/2	\$3.4	1281	Mar 2019	N/A
1518	\$3,650/mth	2/2	\$3.2	1128	Aug 2019	N/A
1524	\$585,000	1/1	\$654.4	894	Aug 2019	N/A
1524	\$3,200/mth	1/1	\$3.6	894	Aug 2019	N/A
1526	\$2,700/mth	1/1	\$3.0	894	Mar 2019	N/A
1527	\$2,500/mth	1/1	\$2.8	894	Aug 2019	N/A