



Haven Bay Harbor

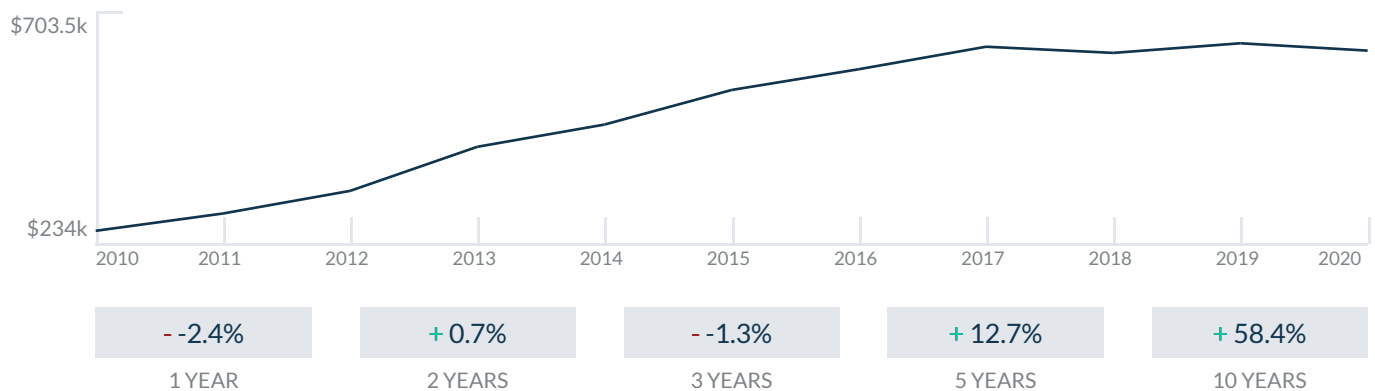
10250 W Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Haven Bay Harbor 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 havenbayharbor.com.

Property Stats

POSTAL CODE 33154

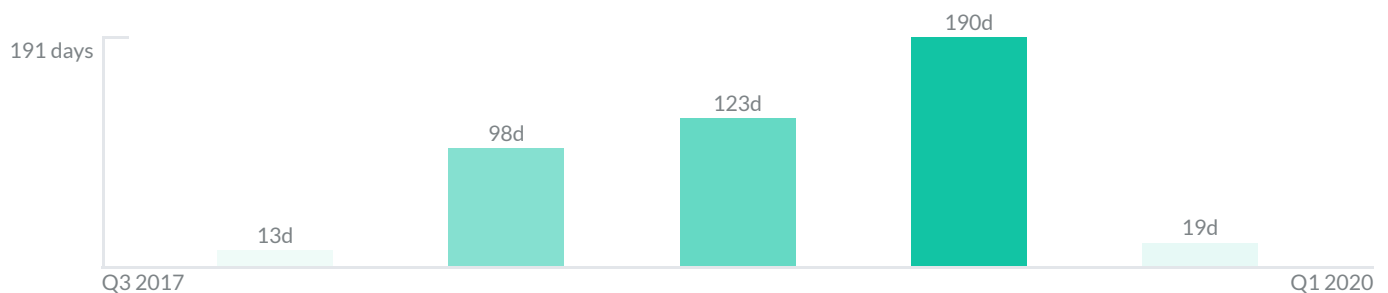
The property stats graph represents the median price evolution since ten years in your postal code area.



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 HAVEN BAY HARBOR

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

1 BED

\$250,000
AVERAGE PRICE

1 FOR SALE
1 FOR RENT

4% to 4%
CAP RATE

Yearly net income when rent

2.9%
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 Haven Bay Harbor

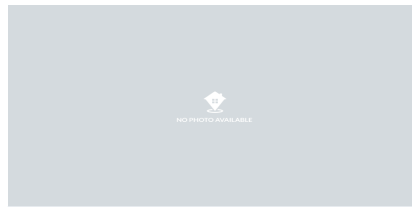


\$1,400



UNIT 2C

RENTED | JUL 2020



\$155,000



UNIT 3F

SOLD | JUL 2020



\$4,400



UNIT 4

SOLD | DEC 2019

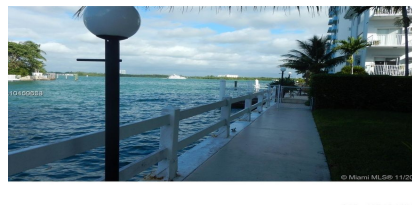


\$175,000



UNIT 2D

SOLD | FEB 2020



\$179,000



UNIT 2C

SOLD | JUL 2020



\$299,000



UNIT 4A

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN HAVEN BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3F	\$155,000	1/1	\$221.7	699	Mar 2020	19
4	\$4,400	3/4	\$1.7	2,594	Sep 2019	190
2D	\$175,000	1/1	\$250.7	698	Nov 2018	159
2C	\$179,000	1/1	\$258.3	693	Oct 2018	86
4A	\$299,000	2/2	\$314.1	952	Apr 2018	98
2B	\$183,000	1/1	\$264.5	692	Jul 2017	13
2B	\$183,000	1/1	\$264.5	692	Jul 2017	13
N/A	\$275,000	2/2	\$287.1	958	May 2015	19
2H	\$275,000	2/2	\$287.1	958	May 2015	19
2A	\$270,000	2/2	\$264.7	1,020	Dec 2014	13
2A	\$270,000	2/2	\$264.7	1,020	Dec 2014	13
4G	\$175,000	1/1	\$250.7	698	Oct 2014	46
4G	\$175,000	1/1	\$250.7	698	Oct 2014	46
2E	\$129,900	1/1	\$187.2	694	Sep 2014	103
2E	\$129,900	1/1	\$187.2	694	Sep 2014	103
N/A	\$172,500	1/1	\$249.3	692	Apr 2014	140
4B	\$172,500	1/1	\$249.3	692	Apr 2014	140
2C	\$219,000	1/1	\$316.0	693	Jun 2006	37
3H	\$359,000	2/2	\$299.2	1,200	May 2006	144

Rented

LAST 20 PROPERTIES RENTED IN HAVEN BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2C	\$1,400	1/1	\$2.0	693	May 2020	70
2A	\$1,925	2/2	\$2.0	952	Oct 2016	86
2A	\$1,925	2/2	\$2.0	952	Oct 2016	86
14	\$1,400	2/2	\$1.2	1,200	Feb 2015	1
2B	\$1,200	1/1	\$1.7	692	Jul 2010	18
2H	\$1,200	2/2	N/A	N/A	Jun 2010	295
4G	\$1,000	1/1	\$1.4	698	Jun 2010	53
2B	\$1,100	1/1	\$1.6	692	Apr 2010	39

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4B	\$1,450/mth	1/1	\$2.1	692	Jul 2020	OLIVIER CHA...
4B	\$250,000	1/1	\$361.3	692	Aug 2020	OLIVIER CHA...