

Market Report

February, 2021



Island Place

9721 E Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Island Place 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 islandplacecondosforsale.com.

Property Stats

POSTAL CODE 33154

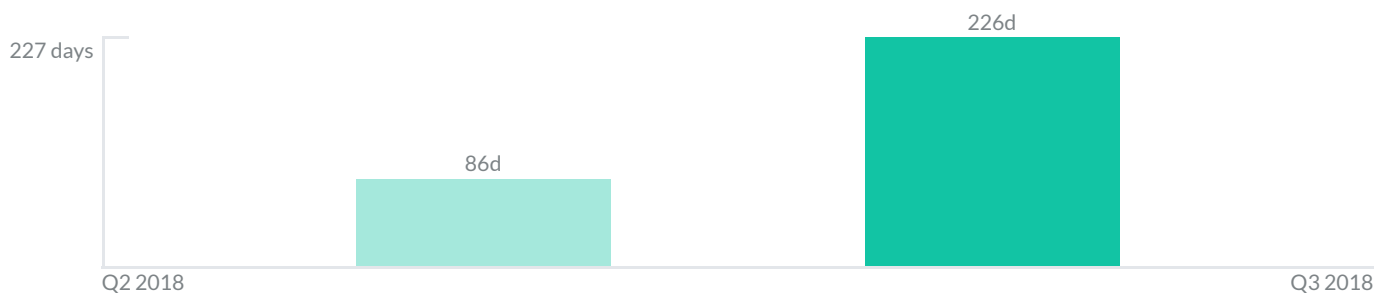
The property stats graph represents the median price evolution since ten years in your postal code area.



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 ISLAND PLACE

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

2 BEDS

N/A
AVERAGE PRICE

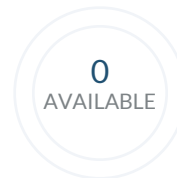
0 FOR SALE
1 FOR RENT

% to %
CAP RATE

Yearly net income when rent

3.2%
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 Island Place

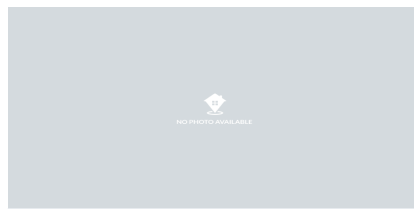


\$2,300



UNIT 3D

RENTED | NOV 2020

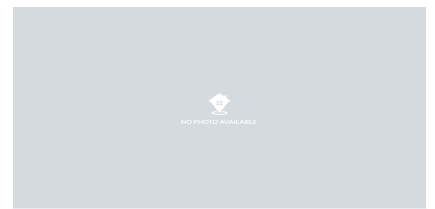


\$2,350



UNIT 3C

RENTED | AUG 2020



\$2,200



UNIT 5A

RENTED | NOV 2020



\$2,200



UNIT 4E

RENTED | JUL 2020



\$2,500



UNIT 3D

RENTED | NOV 2020



\$2,300



UNIT 5A

RENTED | NOV 2020

Sold

LAST 20 PROPERTIES SOLD IN ISLAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3A	\$318,000	2/2	\$240.0	1,325	Jul 2018	226
3A	\$318,000	2/2	\$240.0	1,325	Jul 2018	226
4B	\$290,000	2/2	\$225.2	1,288	Jun 2018	173
3B	\$298,000	2/2	\$231.4	1,288	Apr 2018	43
3B	\$298,000	2/2	\$231.4	1,288	Apr 2018	43
2B	\$310,000	2/2	\$240.7	1,288	Nov 2017	127
2B	\$310,000	2/2	\$240.7	1,288	Nov 2017	127
2B	\$385,000	2/2	\$310.5	1,240	Sep 2017	10
3D	\$385,000	2/2	\$310.5	1,240	Sep 2017	10
5D	\$437,500	2/2	\$352.8	1,240	Aug 2017	12
5D	\$437,500	2/2	\$352.8	1,240	Aug 2017	12
4D	\$475,000	2/2	\$383.1	1,240	Jul 2016	114
2E	\$400,000	2/2	\$332.2	1,204	Apr 2016	18
2E	\$400,000	2/2	\$332.2	1,204	Apr 2016	18
PH	\$2,490,000	6/4	\$536.9	4,638	Apr 2016	86
PH	\$2,490,000	6/4	\$536.9	4,638	Apr 2016	86
3E	\$349,900	2/2	\$290.6	1,204	Mar 2016	4
3E	\$349,900	2/2	\$290.6	1,204	Mar 2016	4
4D	\$299,000	2/2	\$241.1	1,240	Aug 2015	175
4D	\$299,000	2/2	\$241.1	1,240	Aug 2015	175

Rented

LAST 20 PROPERTIES RENTED IN ISLAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3D	\$2,300	2/2	\$1.9	1,240	Sep 2020	7
3C	\$2,350	2/2	\$1.9	1,241	Aug 2020	39
5A	\$2,200	2/2	\$1.7	1,325	Jun 2020	51
4E	\$2,200	2/2	\$1.8	1,204	Feb 2020	21
3D	\$2,500	2/2	\$2.0	1,240	Sep 2019	17
5A	\$2,300	2/2	\$1.7	1,325	Jun 2019	24
5D	\$2,700	2/2	\$2.2	1,240	Aug 2018	144
4C	\$2,300	2/2	\$1.9	1,241	Jul 2018	27
2B	\$2,400	2/2	\$1.9	1,288	Apr 2018	51
3E	\$2,300	2/2	\$1.9	1,204	Apr 2018	127
3D	\$2,500	2/2	\$2.0	1,240	Apr 2018	76
6C	\$2,200	2/2	\$1.8	1,241	Oct 2017	10
6C	\$2,200	2/2	\$1.8	1,241	Oct 2017	10
4C	\$2,200	2/2	\$1.8	1,241	Sep 2017	91
4C	\$2,200	2/2	\$1.8	1,241	Sep 2017	91
N/A	\$2,300	2/2	\$1.8	1,288	Aug 2017	27
4B	\$2,300	2/2	\$1.8	1,288	Aug 2017	27
5B	\$2,100	2/2	\$1.6	1,288	May 2017	14
5B	\$2,100	2/2	\$1.6	1,288	May 2017	14
3B	\$2,050	2/2	\$1.6	1,288	Sep 2016	15

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4E	\$2,000/mth	2/2	\$1.7	1204	Jan 2021	WILLIAM GRE...