Market Report
August, 2024

Aria Bay Harbor Islands

9901 E Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Aria Bay Harbor Islands 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 ariabayharborcondosforsale.com.

Property Stats

POSTAL CODE 33154

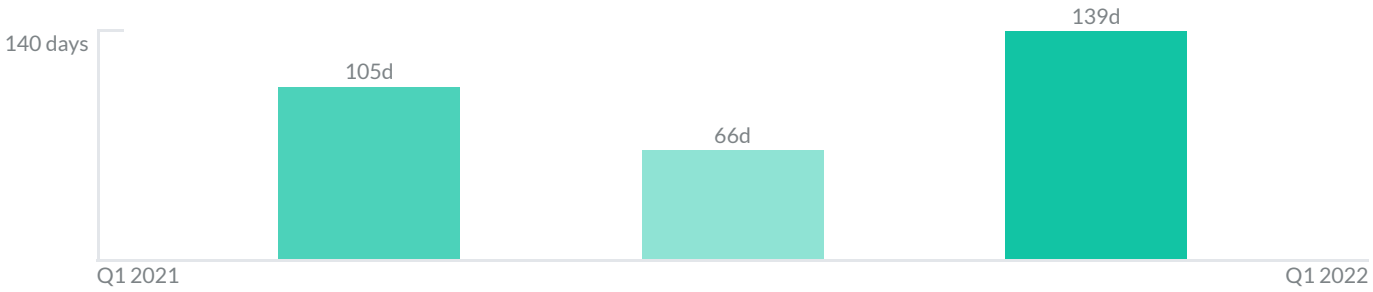
The property stats graph represents the median price evolution since ten years in your postal code area.

- -2.1%	+ 12.6%	+ 26.2%	+ 38.7%	+ 54.5%
1 YEAR	2 YEARS	3 YEARS	5 YEARS	10 YEARS

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!

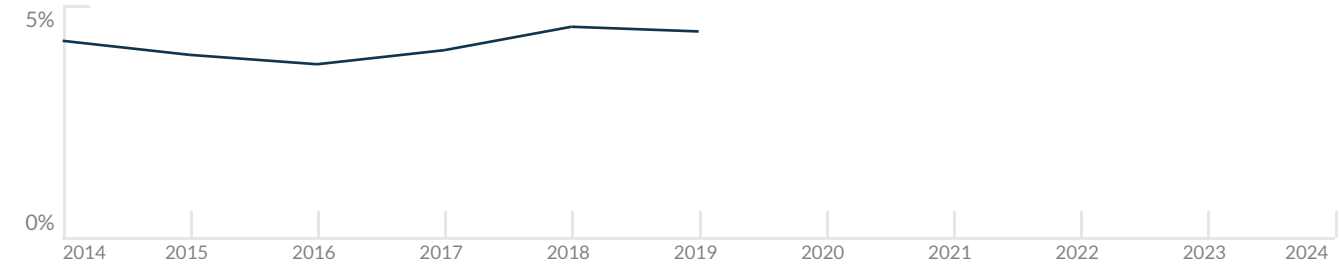


Mortage Rates

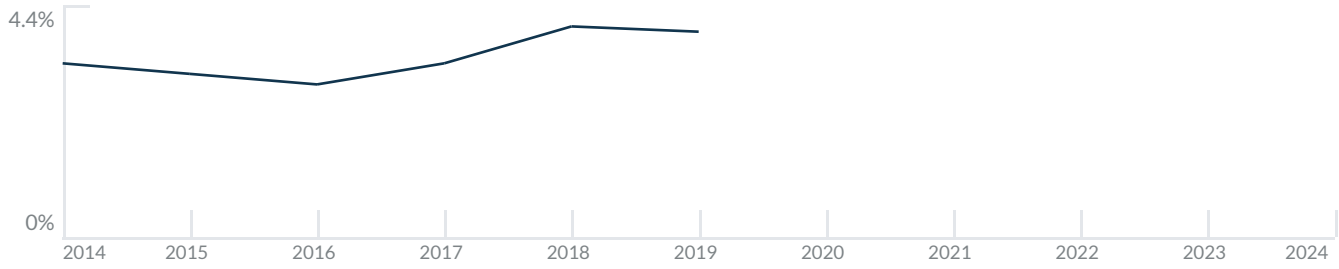
PER YEAR

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©

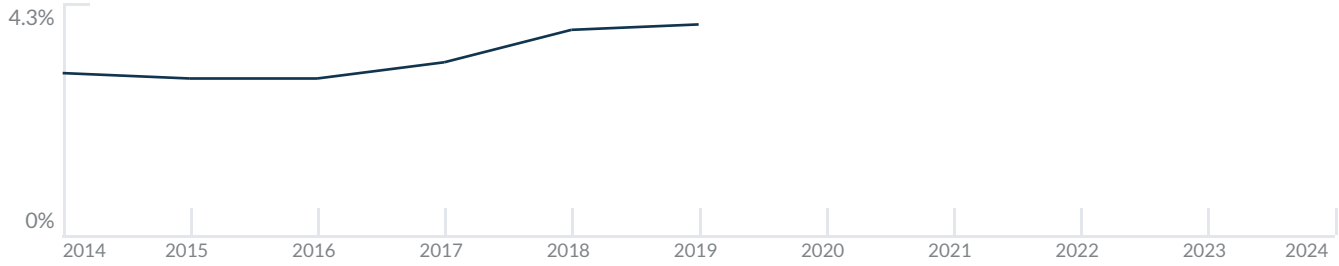
30 YEARS FIXED 4.4%



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 Schools	Aspira Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

Insights

IN ARIA BAY HARBOR ISLANDS

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

4.3%
NEGOTIABILITY
What you can negotiate

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Aria Bay Harbor Islands

$6,000 — 2 2	$6,500 — 2 2	$4,750 — 2 2
UNIT 303 — RENTED | JAN 2024	UNIT 502 — RENTED | DEC 2023	UNIT 503 — RENTED | NOV 2023
$4,400 — 2 2	$670,000 — 2 2	$3,500 — 2 2
UNIT 403 — RENTED | SEP 2023	UNIT 803 — SOLD | FEB 2022	UNIT 502 — RENTED | SEP 2021

Sold

LAST 20 PROPERTIES SOLD IN ARIA BAY HARBOR ISLANDS

Unit	Price	Beds/Baths	$/Sqft	Sqft	Buying Date	Days on Market
803	$670,000	2/2	$582.6	1,150	Feb 2022	139
401-4...	$1,399,000	3/4	$605.1	2,312	May 2021	126
703	$450,000	2/2	N/A	N/A	Apr 2021	6
403	$410,000	2/2	$356.5	1,150	Feb 2021	105
701	$645,000	2/2	$554.1	1,164	Sep 2020	681
801	$575,000	2/2	$494.0	1,164	Aug 2020	279
PH905	$4,000	2/2	$3.5	1,141	Jun 2020	296
702	$435,000	2/2	$378.3	1,150	Oct 2019	10
601	$599,000	2/2	$514.6	1,164	Sep 2019	207
402	$530,000	2/2	$464.1	1,142	Aug 2019	92
702	$519,000	2/2	$454.5	1,142	Jul 2019	112
PH901	$1,499,000	3/3	$434.5	3,450	Dec 2018	341
603	$500,000	2/2	$434.8	1,150	Oct 2018	228
503	$449,900	2/2	$391.2	1,150	Sep 2018	188
301	$1,250,000	3/3	$541.1	2,310	Sep 2017	587
301	$1,250,000	3/4	$541.1	2,310	Sep 2017	587
301	$1,225,000	3/3	$530.3	2,310	Jun 2016	47
301	$1,225,000	3/31	$530.3	2,310	Jun 2016	47
502	$735,000	2/2	$639.1	1,150	Jun 2016	48

Rented

LAST 20 PROPERTIES RENTED IN ARIA BAY HARBOR ISLANDS

Unit	Price	Beds/Baths	$/Sqft	Sqft	Rented Date	Days on Market
303	$6,000	2/2	$5.2	1,150	Jan 2024	12
502	$6,500	2/2	$5.7	1,150	Dec 2023	6
503	$4,750	2/2	$4.1	1,150	Nov 2023	38
403	$4,400	2/2	$3.8	1,150	Sep 2023	82
502	$3,500	2/2	$3.0	1,150	Sep 2021	2
703	$3,100	2/2	$2.7	1,150	Dec 2020	120
803	$2,800	2/2	$2.4	1,150	Oct 2020	75
403	$2,790	2/2	$2.4	1,150	Aug 2020	68
804	$3,550	2/2	$2.8	1,266	Nov 2019	27
803	$3,300	2/2	$2.9	1,150	Nov 2019	193
805	$3,450	2/2	$3.0	1,141	Oct 2019	46
304	$3,675	2/2	$3.0	1,222	Sep 2019	33
701	$2,600	2/2	$2.5	1,060	Jul 2019	9
503	$3,950	2/2	$3.5	1,143	Jul 2019	68
L-302	$3,200	2/2	$2.6	1,222	Jun 2019	26
N/A	$3,350	2/2	$3.0	1,121	Nov 2018	488
502	$3,350	2/2	$3.0	1,121	Nov 2018	488
803	$3,600	2/2	$3.1	1,150	Oct 2018	63
703	$3,500	2/2	$3.0	1,150	Oct 2018	20
602	$2,800	2/2	$2.4	1,150	Jul 2018	130

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
802	$4,500/mth	2/2	$3.9	1150	Jul 2024	MARJORY FU...