



Harborside at the Waterways

3640 Yacht Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Harborside at the Waterways 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 harborsidecondosforsale.com.

Property Stats

POSTAL CODE 33180

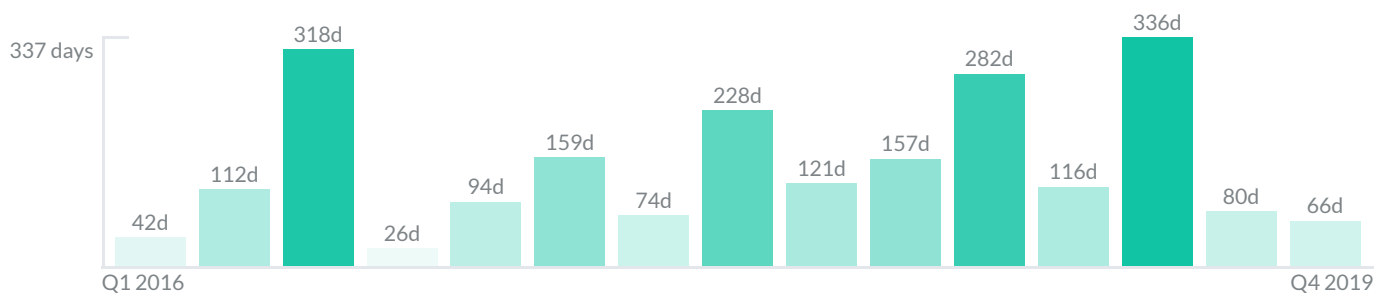
The property stats graph represents the median price evolution since ten years in your postal code area.



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

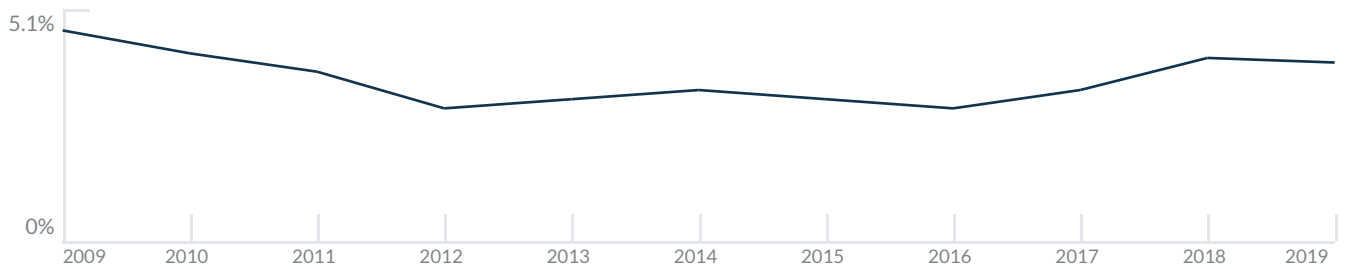
PER YEAR

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	Hollywood Academy of Arts and Science Middle School	North Andale High School
10/10	10/10	3/10

Insights

IN HARBORSIDE AT THE WATERWAYS

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

2 BEDS
\$352,000
 AVERAGE PRICE
 4 FOR SALE
 1 FOR RENT

3 BED
\$544,000
 AVERAGE PRICE
 2 FOR SALE
 1 FOR RENT

-2.5% to 13.9%
 CAP RATE
 Yearly net income when rent

6%
 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 Harborside at the Waterways



\$385,000



UNIT 1002

SOLD | NOV 2019



\$510,000



UNIT 1506

SOLD | NOV 2019

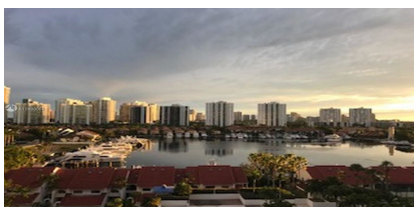


\$286,000



UNIT 307

SOLD | JUL 2019

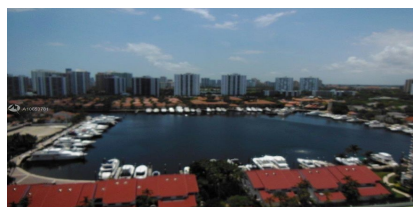


\$2,500



UNIT 907

RENTED | JUN 2019



\$2,380



UNIT 1807

RENTED | APR 2019



\$328,000



UNIT 402

SOLD | JAN 2019

Sold

LAST 20 PROPERTIES SOLD IN HARBORSIDE AT THE WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1002	\$385,000	2/2	\$269.2	1,430	Nov 2019	103
1506	\$510,000	3/2	\$272.7	1,870	Nov 2019	29
307	\$286,000	2/2	\$200.0	1,430	Sep 2019	13
402	\$328,000	2/2	\$229.4	1,430	Jul 2019	147
1509	\$365,000	2/2	\$255.2	1,430	May 2019	336
1204	\$359,000	2/2	\$274.0	1,310	Feb 2019	116
609	\$329,000	2/2	\$230.1	1,430	Dec 2018	591
701	\$385,000	3/2	\$226.5	1,700	Nov 2018	143
508	\$339,000	2/2	\$237.1	1,430	Oct 2018	215
802	\$325,000	2/2	\$227.3	1,430	Oct 2018	180
304	\$300,000	2/2	\$229.0	1,310	Aug 2018	248
904	\$365,000	2/2	\$278.6	1,310	Jul 2018	17
210	\$269,000	2/2	\$158.2	1,700	Jul 2018	205
1205	\$499,000	3/2	\$266.8	1,870	May 2018	167
1406	\$495,000	3/2	\$264.7	1,870	May 2018	74
2010	\$429,900	2/2	\$252.9	1,700	Mar 2018	77
PH-8	\$388,500	2/2	\$271.7	1,430	Mar 2018	379
1101	\$449,000	2/2	\$264.1	1,700	Oct 2017	74
804	\$375,000	2/2	\$286.3	1,310	Aug 2017	159
910	\$497,000	3/2	\$292.4	1,700	Mar 2017	42

Rented

LAST 20 PROPERTIES RENTED IN HARBORSIDE AT THE WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
907	\$2,500	2/2	\$1.7	1,430	Aug 2019	67
1807	\$2,380	2/2	\$1.7	1,430	Aug 2019	103
603	\$2,350	2/2	\$1.8	1,310	Apr 2019	77
103	\$2,200	2/2	\$1.7	1,310	Jan 2019	58
907	\$2,350	2/2	\$1.6	1,430	Aug 2018	36
1707	\$3,250	2/2	\$2.3	1,430	Aug 2018	96
1807	\$2,500	2/2	\$1.7	1,430	May 2018	38
1904	\$2,150	2/2	\$1.6	1,310	Mar 2018	173
504	\$2,100	2/2	\$1.6	1,310	Dec 2017	50
N/A	\$2,250	2/2	\$1.6	1,430	Oct 2017	132
1609	\$2,400	2/2	\$1.7	1,430	Sep 2017	42
1409	\$2,400	2/2	\$1.7	1,430	Sep 2017	44
103	\$2,100	2/2	\$1.6	1,310	Aug 2017	103
1509	\$2,300	2/2	\$1.6	1,430	Jul 2017	69
603	\$2,400	2/2	\$1.8	1,310	Jul 2017	231
1905	\$2,999	3/2	\$1.6	1,870	Jun 2017	119
1204	\$2,400	2/2	\$1.8	1,310	Apr 2017	255
1202	\$2,200	2/2	\$1.5	1,430	Apr 2017	88
1205	\$3,450	3/2	\$1.8	1,870	Dec 2016	16
1904	\$2,200	2/2	\$1.7	1,310	Aug 2016	45

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
302	\$288,000	2/2	\$201.4	1430	Nov 2019	MARA ALESSI...
406	\$649,000	3/3	\$273.5	2373	Nov 2019	CARLOS H PI...
410	\$439,000	3/2	\$258.2	1700	Oct 2019	FEDERICO L F...
410	\$2,600/mth	3/2	\$1.5	1700	Oct 2019	FEDERICO L F...
1002	\$2,450/mth	2/2	\$1.7	1430	Nov 2019	EDUARDO DU...
1408	\$365,000	2/2	\$255.2	1430	Oct 2019	VLADIMIR BU...
1702	\$375,000	2/2	\$262.2	1430	Oct 2019	N/A
2007	\$379,000	2/2	\$265.0	1430	Nov 2019	LILIANA P TO...