

Market Report

August, 2021



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

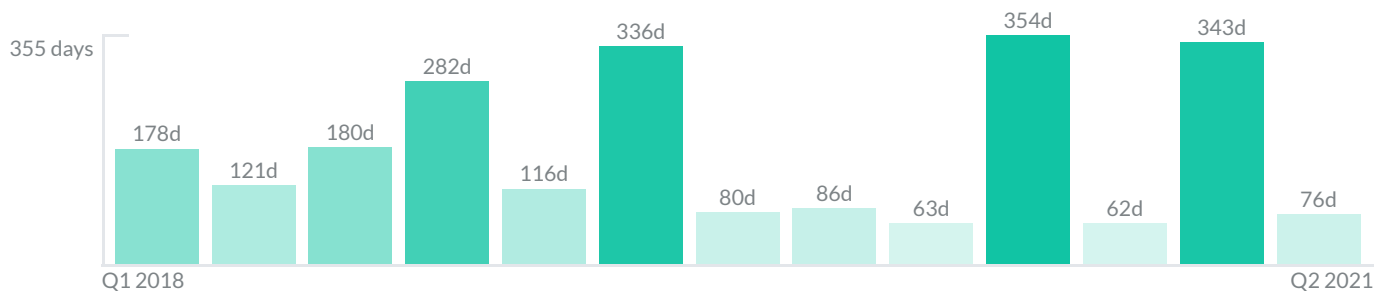
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

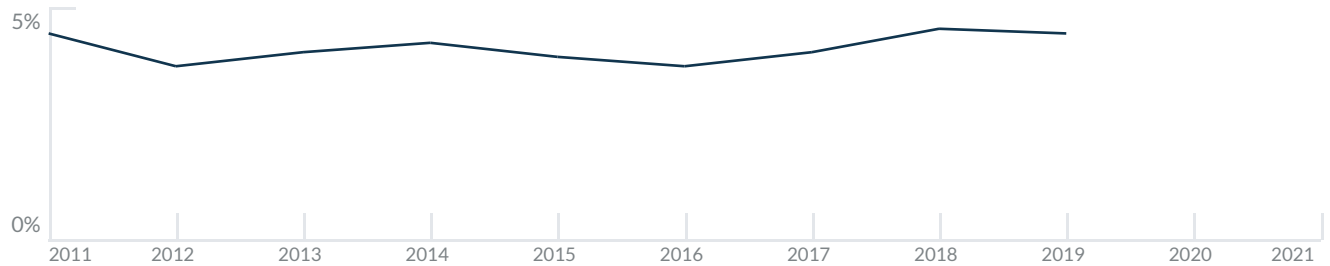


Mortgage Rates

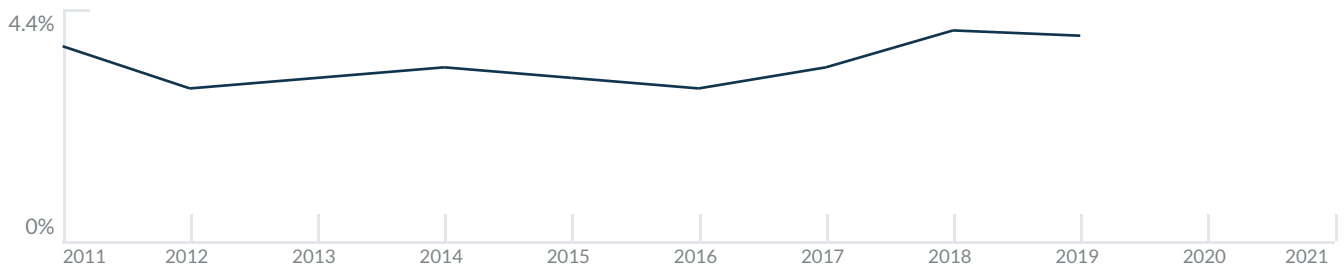
PER YEAR

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©

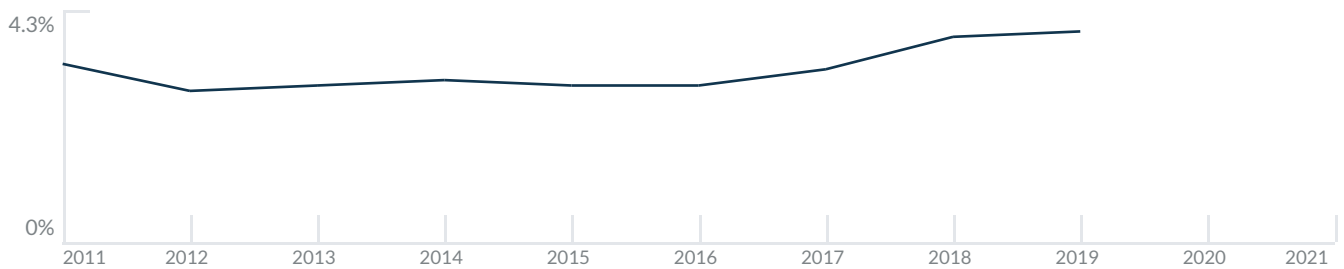
30 YEARS FIXED 4.4%



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	Palmdale 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.

3 BED

\$612,000
AVERAGE PRICE

2 FOR SALE
0 FOR RENT

3.5% to 3.5%

CAP RATE

Yearly net income when rent

5.1%

NEGOTIABILITY

What you can negotiate



2
AVAILABLE



0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Harborside at the Waterways



\$530,000



UNIT 1007

SOLD | JUN 2021

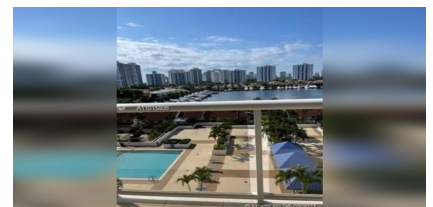


\$405,000



UNIT 1410

SOLD | JUN 2021



\$2,700



UNIT 908

RENTED | MAY 2021

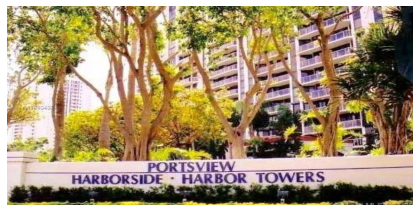


\$2,400



UNIT 503

RENTED | APR 2021

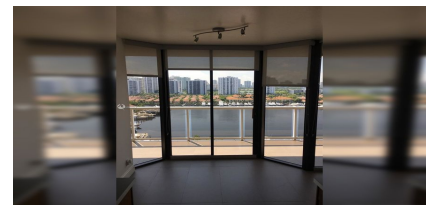


\$2,499



UNIT 607

RENTED | APR 2021



\$2,650



UNIT 1609

RENTED | APR 2021

Sold

LAST 20 PROPERTIES SOLD IN HARBORSIDE AT THE WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1007	\$530,000	2/2	\$370.6	1,430	Jun 2021	84
1410	\$405,000	3/2	\$238.2	1,700	Jun 2021	67
704	\$280,000	2/2	\$213.7	1,310	Feb 2021	43
406	\$629,000	3/3	\$265.1	2,373	Jan 2021	642
705	\$525,000	3/2	\$280.7	1,870	Dec 2020	82
1102	\$339,000	2/2	\$237.1	1,430	Dec 2020	93
203	\$290,000	2/2	\$221.4	1,310	Nov 2020	16
1901	\$510,000	3/2	\$300.0	1,700	Oct 2020	58
302	\$250,000	2/2	\$174.8	1,430	Jul 2020	354
408	\$315,000	2/2	\$220.3	1,430	Jun 2020	93
1202	\$339,000	2/2	\$237.1	1,430	Apr 2020	33
2007	\$379,000	2/2	\$265.0	1,430	Dec 2019	126
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

Rented

LAST 20 PROPERTIES RENTED IN HARBORSIDE AT THE WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
908	\$2,700	2/2	\$1.9	1,430	Apr 2021	10
503	\$2,400	2/2	\$1.8	1,310	Apr 2021	42
607	\$2,499	2/2	\$1.7	1,430	Apr 2021	28
1609	\$2,650	2/2	\$1.9	1,430	Mar 2021	12
1604	\$3,200	2/2	\$2.4	1,310	Feb 2021	24
103	\$2,200	2/2	\$1.7	1,310	Jan 2021	70
1403	\$2,500	2/2	\$1.9	1,310	Jan 2021	293
1009	\$2,275	2/2	\$1.6	1,430	Dec 2020	118
1204	\$2,350	2/2	\$1.8	1,310	Oct 2020	113
1807	\$2,500	2/2	\$1.7	1,430	Oct 2020	24
410	\$2,600	3/2	\$1.5	1,700	Apr 2020	193
1905	\$3,300	3/2	\$1.8	1,870	Mar 2020	52
607	\$2,399	0/0	\$1.7	1,430	Mar 2020	9
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
105	\$625,000	3/2	\$334.2	1870	Jul 2021	JOSE VALLE
501	\$599,000	3/2	\$352.4	1700	Jul 2021	YAIR WAINBE...