

# Market Report

February, 2021



## Guilford Bay Harbor

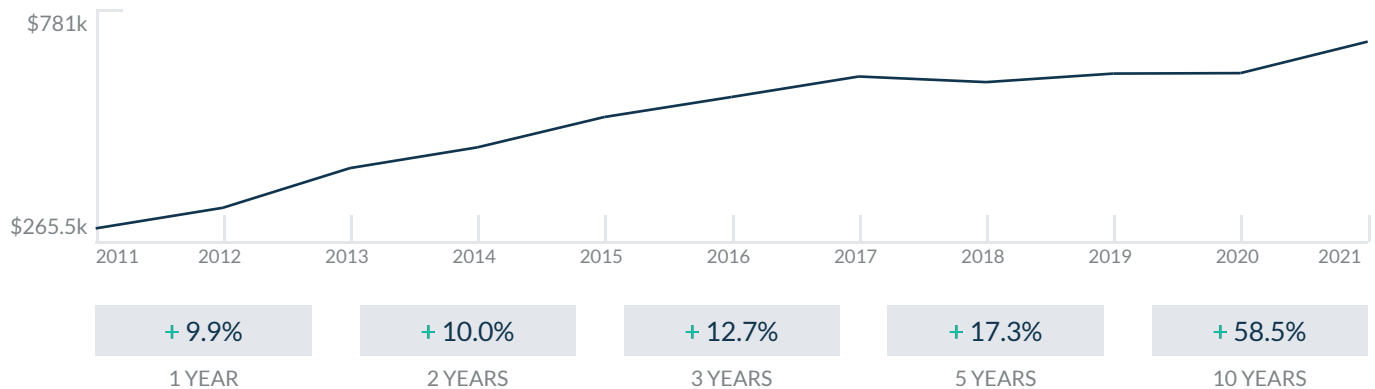
9800 W Bay Harbor Dr  
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Guilford 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 [guilfordcondosforsale.com](http://guilfordcondosforsale.com).

## Property Stats

POSTAL CODE 33154

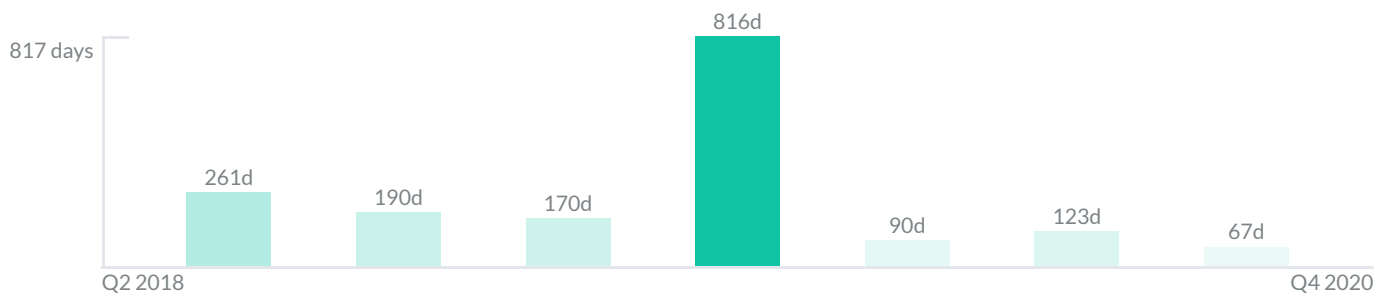
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 GUILFORD BAY HARBOR

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

1 BED  
 N/A  
 AVERAGE PRICE  
 0 FOR SALE  
 2 FOR RENT

% to %  
 CAP RATE  
 Yearly net income when rent

3.2%  
 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 Guilford Bay Harbor



\$2,100



UNIT 503

RENTED | JAN 2021

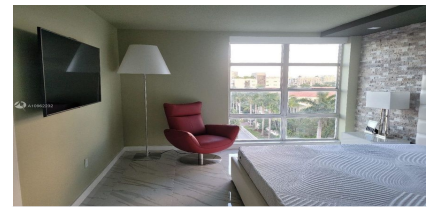


\$219,000



UNIT 301

SOLD | JAN 2021

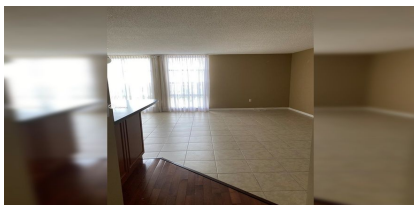


\$1,950



UNIT 707

RENTED | DEC 2020



\$1,550



UNIT 706

RENTED | DEC 2020



\$349,000



UNIT 303

SOLD | NOV 2020



\$250,000



UNIT 709

SOLD | DEC 2020

## Sold

LAST 20 PROPERTIES SOLD IN GUILFORD BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
301	\$219,000	1/2	\$244.7	895	Dec 2020	6
303	\$349,000	2/2	\$332.4	1,050	Nov 2020	129
709	\$250,000	2/2	\$238.1	1,050	Nov 2020	37
602	\$239,000	1/2	\$267.0	895	Nov 2020	97
1A	\$249,000	2/2	\$246.5	1,010	Nov 2019	159
206	\$199,000	1/2	\$222.3	895	Nov 2019	295
408	\$209,000	1/2	N/A	N/A	Nov 2019	18
708	\$199,900	1/2	\$223.4	895	Nov 2019	21
411	\$235,000	1/2	\$262.6	895	Jun 2019	96
706	\$216,000	1/2	\$241.3	895	Apr 2019	83
508	\$239,000	1/1	\$267.0	895	Mar 2019	816
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308	\$184,500	1/1	\$206.1	895	Nov 2018	92
306	\$199,000	1/2	\$222.3	895	Oct 2018	171
309	\$329,000	2/2	\$313.3	1,050	Oct 2018	246
307	\$200,000	1/2	\$223.5	895	Jul 2018	190
302	\$1,600	1/1	\$1.8	895	Jun 2018	78
402	\$249,000	1/2	\$278.2	895	May 2018	137
612	\$231,888	1/1	\$259.1	895	May 2018	415
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## Rented

LAST 20 PROPERTIES RENTED IN GUILFORD BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
503	\$2,100	2/2	\$2.0	1,050	Jan 2021	42
707	\$1,950	1/2	\$2.2	895	Dec 2020	20
706	\$1,550	1/2	\$1.7	895	Dec 2020	50
310	\$1,950	2/2	\$1.9	1,050	Aug 2020	34
708	\$1,550	1/2	\$1.7	895	Jul 2020	27
404	\$1,850	2/2	\$1.8	1,050	Jul 2020	83
206	\$1,450	1/2	\$1.6	895	Jun 2020	182
708	\$1,600	1/2	\$1.8	895	Mar 2020	102
402	\$1,600	1/2	\$1.8	895	Feb 2020	124
311	\$1,750	1/2	\$2.0	895	Feb 2020	119
608	\$1,450	1/2	\$1.8	800	Feb 2020	97
705	\$1,500	1/2	\$1.7	895	Dec 2019	52
407	\$1,750	1/2	\$2.0	895	Dec 2019	13
308	\$1,690	1/2	\$1.9	895	Oct 2019	37
N/A	\$25,000	8/9	\$4.2	6,001	Sep 2019	21
N/A	\$5,500	4/3	\$2.1	2,566	Aug 2019	105
502	\$1,900	1/2	\$2.1	895	Aug 2019	56
411	\$1,790	1/2	\$2.0	895	Aug 2019	51
N/A	\$6,900	5/4	\$2.0	3,529	Aug 2019	56
206	\$1,600	1/2	\$1.8	895	Jul 2019	18

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
602	\$2,050/mth	1/2	\$2.3	895	Jan 2021	EVE PETERSON
608	\$1,400/mth	1/2	\$1.6	895	Jan 2021	RALF KERSTE...