

Market Report

August, 2022



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.

Property Stats

POSTAL CODE 33154

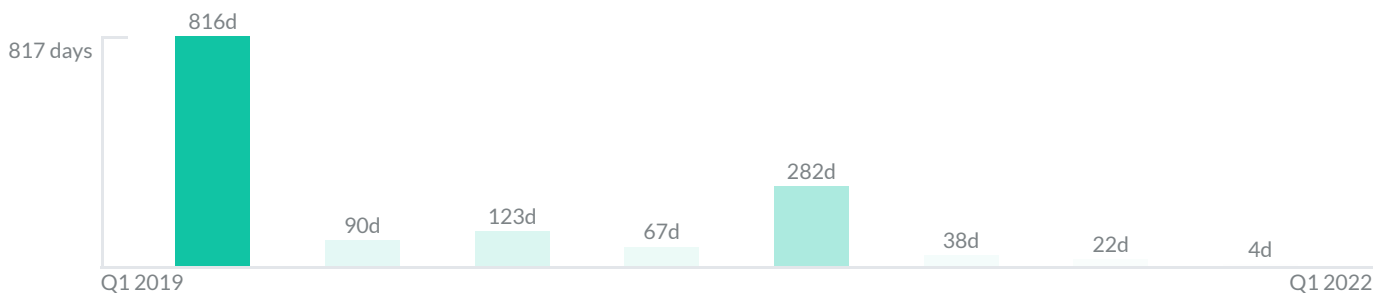
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

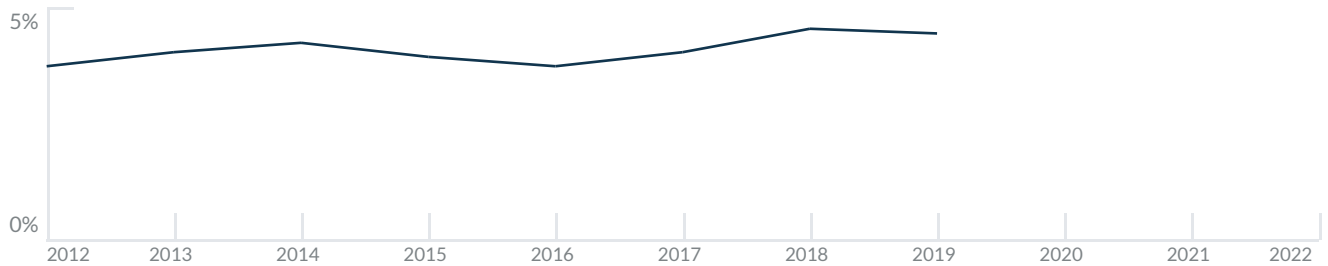


Mortgage Rates

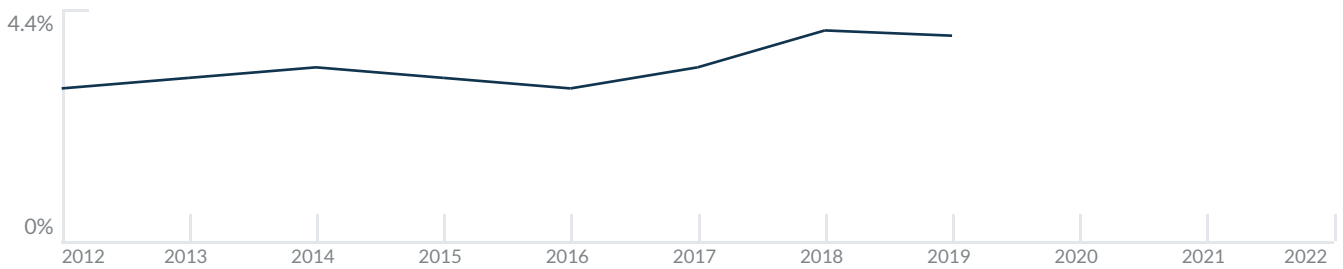
PER YEAR

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©

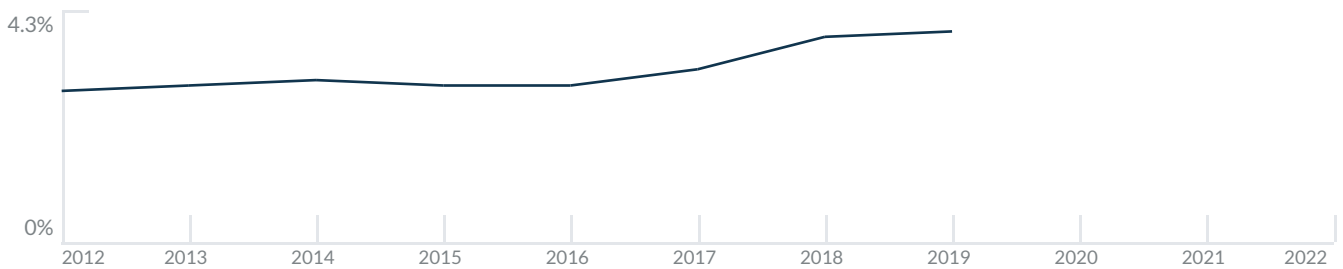
30 YEARS FIXED 4.4%



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

\$280,000
AVERAGE PRICE

1 FOR SALE
2 FOR RENT

2 BEDS

\$485,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

3.7% to 5.7%

CAP RATE

Yearly net income when rent

2.7%

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 Guilford Bay Harbor



\$485,000



UNIT 503

SOLD | APR 2022



\$469,000



UNIT 703

SOLD | FEB 2022



\$269,962



UNIT 404

SOLD | FEB 2022



\$1,950



UNIT 605

RENTED | NOV 2021



\$2,000



UNIT 607

RENTED | SEP 2021



\$3,100



UNIT 510

RENTED | SEP 2021

Sold

LAST 20 PROPERTIES SOLD IN GUILFORD BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
503	\$485,000	2/2	\$461.9	1,050	Mar 2022	4
703	\$469,000	2/2	\$446.7	1,050	Dec 2021	24
404	\$269,962	2/2	\$257.1	1,050	Nov 2021	20
304	\$269,000	2/2	\$256.2	1,050	Apr 2021	38
504	\$229,000	2/2	\$218.1	1,050	Feb 2021	282
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
508	\$239,000	1/2	\$267.0	895	Mar 2019	816
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

Rented

LAST 20 PROPERTIES RENTED IN GUILFORD BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
605	\$1,950	1/1	\$2.2	895	Nov 2021	7
607	\$2,000	1/2	\$2.2	895	Sep 2021	24
510	\$3,100	2/2	\$3.0	1,050	Aug 2021	20
507	\$1,900	1/2	\$2.1	895	Jun 2021	63
602	\$2,050	1/2	\$2.3	895	May 2021	95
304	\$2,200	2/2	\$2.1	1,050	May 2021	14
502	\$2,000	1/2	\$2.2	895	Mar 2021	1
608	\$1,400	1/2	\$1.6	895	Mar 2021	31
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
602	\$2,775/mth	1/2	\$3.1	895	Apr 2022	EVE PETERSON
603	\$485,000	2/2	\$461.9	1050	Feb 2022	N/A
608	\$1,825/mth	1/2	\$2.0	895	Feb 2022	RALF KERSTE...
707	\$280,000	1/2	\$312.8	895	Sep 2021	JUAN MORTE...