

# Market Report

March, 2020



## Golden Key Bay Harbor

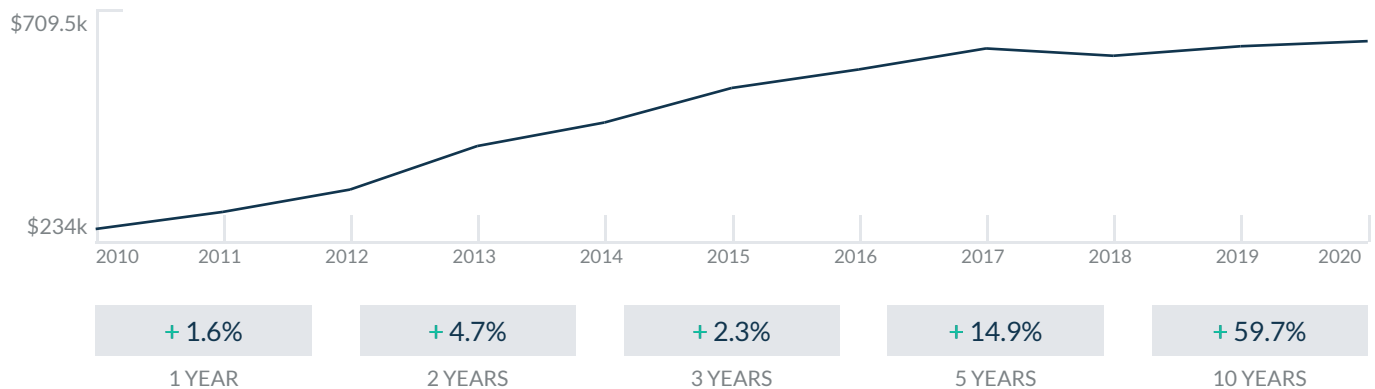
1120 102nd St  
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Golden Key Bay Harbor 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 [goldenkeybayharbor.com](http://goldenkeybayharbor.com).

## Property Stats

POSTAL CODE 33154

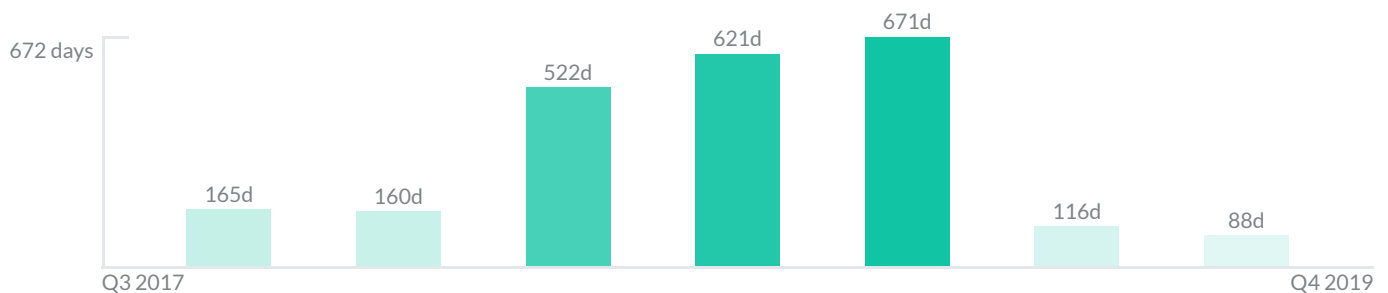
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 GOLDEN KEY BAY HARBOR







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



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Golden Key Bay Harbor

|   |  |   |
|---|--|---|
|  <p><b>\$1,600</b></p> <p>UNIT 2</p> <p>RENTED   FEB 2020</p> <p>1 Bath 2 Bed</p>  |  <p><b>\$2,450</b></p> <p>UNIT 406</p> <p>SOLD   DEC 2019</p> <p>2 Bath 1 Bed</p>  |  <p><b>\$1,325</b></p> <p>UNIT 9C</p> <p>RENTED   FEB 2020</p> <p>1 Bath 1 Bed</p> |
|  <p><b>\$1,300</b></p> <p>UNIT 4F</p> <p>RENTED   FEB 2020</p> <p>1 Bath 1 Bed</p> |  <p><b>\$1,300</b></p> <p>UNIT 11</p> <p>RENTED   FEB 2020</p> <p>1 Bath 1 Bed</p> |  <p><b>\$1,175</b></p> <p>UNIT 6C</p> <p>RENTED   FEB 2020</p> <p>1 Bath 0 Bed</p> |

## Sold

LAST 20 PROPERTIES SOLD IN GOLDEN KEY BAY HARBOR

| Unit | Price     | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 406  | \$2,450   | 1/2        | \$2.6   | 959   | Dec 2019    | 88             |
| 407  | \$669,000 | 3/4        | \$445.1 | 1,503 | Aug 2019    | 116            |
| 15   | \$164,000 | 1/1        | \$202.5 | 810   | Jun 2019    | 671            |
| 15   | \$164,000 | 1/1        | \$202.5 | 810   | Jun 2019    | 671            |
| 16   | \$159,000 | 1/1        | \$196.3 | 810   | Dec 2018    | 148            |
| 9    | \$167,500 | 1/1        | \$206.8 | 810   | Oct 2018    | 858            |
| 9    | \$167,500 | 1/1        | \$206.8 | 810   | Oct 2018    | 858            |
| 23   | \$179,000 | 1/1        | \$221.0 | 810   | Feb 2018    | 816            |
| 23   | \$179,000 | 1/1        | \$221.0 | 810   | Feb 2018    | 816            |
| 8    | \$165,000 | 1/1        | \$203.7 | 810   | Feb 2018    | 227            |
| 8    | \$165,000 | 1/1        | \$203.7 | 810   | Feb 2018    | 227            |
| 4    | \$163,900 | 1/1        | \$202.3 | 810   | Dec 2017    | 160            |
| 4    | \$163,900 | 1/1        | \$202.3 | 810   | Dec 2017    | 160            |
| 11   | \$169,000 | 1/1        | \$208.6 | 810   | Aug 2017    | 165            |
| 11   | \$169,000 | 1/1        | \$208.6 | 810   | Aug 2017    | 165            |
| 14   | \$179,000 | 1/1        | \$221.0 | 810   | Oct 2016    | 110            |
| 14   | \$179,000 | 1/1        | \$221.0 | 810   | Oct 2016    | 110            |
| 7    | \$184,000 | 1/1        | \$227.2 | 810   | Sep 2016    | 180            |
| 7    | \$184,000 | 1/1        | \$227.2 | 810   | Sep 2016    | 180            |
| 4    | \$399,000 | 3/2        | \$261.6 | 1,525 | Dec 2014    | 48             |

## Rented

LAST 20 PROPERTIES RENTED IN GOLDEN KEY BAY HARBOR

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 2    | \$1,600 | 2/1        | \$1.8   | 875   | Jan 2020    | 115            |
| 9C   | \$1,325 | 1/1        | \$1.8   | 750   | Dec 2019    | 87             |
| 4F   | \$1,300 | 1/1        | \$1.9   | 700   | Nov 2019    | 45             |
| 11   | \$1,300 | 1/1        | \$1.6   | 810   | Nov 2019    | 17             |
| 6C   | \$1,175 | 0/1        | \$2.0   | 575   | Sep 2019    | 14             |
| 3    | \$1,625 | 2/1        | \$1.9   | 875   | Sep 2019    | 26             |
| 5C   | \$1,225 | 0/1        | \$1.6   | 750   | Sep 2019    | 83             |
| 4    | \$3,100 | 3/3        | \$1.6   | 1,923 | Aug 2019    | 65             |
| 12D  | \$1,350 | 1/1        | \$1.9   | 700   | Jul 2019    | 46             |
| 5F   | \$1,375 | 1/1        | \$2.0   | 700   | Jun 2019    | 7              |
| 1C   | \$1,350 | 1/1        | \$2.1   | 650   | Jun 2019    | 19             |
| 805  | \$2,750 | 2/2        | \$2.3   | 1,222 | Jun 2019    | 25             |
| 4    | \$1,650 | 2/1        | \$1.9   | 875   | May 2019    | 41             |
| 7    | \$3,400 | 3/3        | \$1.4   | 2,464 | May 2019    | 56             |
| 2F   | \$1,350 | 1/1        | \$1.9   | 700   | May 2019    | 14             |
| 16   | \$1,490 | 1/1        | \$1.8   | 810   | May 2019    | 132            |
| 7D   | \$1,325 | 1/1        | \$2.0   | 650   | Apr 2019    | 32             |
| 8    | \$1,400 | 1/1        | \$1.7   | 810   | Jul 2018    | 78             |
| 15   | \$1,150 | 1/1        | \$1.4   | 810   | May 2018    | 39             |
| 10   | \$1,250 | 1/1        | \$1.5   | 810   | Apr 2018    | 45             |

## Currently Listed

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ACTIVE LISTINGS 1/1

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-------------|------------|---------|------|--------------|----------------|
| 8    | \$1,550/mth | 1/1        | \$1.9   | 810  | Feb 2020     | MARIELA S M... |
| 301  | \$475,000   | 2/2        | \$348.2 | 1364 | Feb 2020     | N/A            |
| 303  | \$985,000   | 3/4        | \$459.4 | 2144 | Feb 2020     | N/A            |
| 304  | \$985,000   | 3/4        | \$459.4 | 2144 | Feb 2020     | N/A            |
| 304  | \$415,000   | 1/2        | \$386.0 | 1075 | Jan 2020     | N/A            |
| 305  | \$979,000   | 2/3        | \$605.8 | 1616 | Feb 2020     | N/A            |
| 402  | \$478,000   | 2/2        | \$390.5 | 1224 | Feb 2020     | N/A            |
| 403  | \$470,000   | 2/2        | \$373.0 | 1260 | Feb 2020     | N/A            |
| 404  | \$995,000   | 3/4        | \$476.8 | 2087 | Feb 2020     | N/A            |
| 405  | \$475,000   | 2/2        | \$388.7 | 1222 | Dec 2019     | N/A            |
| 502  | \$856,480   | 2/3        | \$530.0 | 1616 | Feb 2020     | N/A            |
| 503  | \$470,000   | 2/2        | \$373.0 | 1260 | Feb 2020     | N/A            |
| 504  | \$944,990   | 2/3        | \$530.0 | 1783 | Feb 2020     | N/A            |
| 505  | \$856,480   | 2/3        | \$530.0 | 1616 | Feb 2020     | N/A            |
| 602  | \$500,000   | 2/2        | \$411.5 | 1215 | Feb 2020     | N/A            |
| 604  | \$425,000   | 1/2        | \$395.3 | 1075 | Feb 2020     | N/A            |
| 706  | \$389,000   | 1/2        | \$405.6 | 959  | Feb 2020     | N/A            |
| 801  | \$500,000   | 2/2        | \$365.5 | 1368 | Feb 2020     | N/A            |