



Harbor Tower Waterways

3600 Yacht Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Harbor Tower 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 harbortowerwaterways.com.

Property Stats

POSTAL CODE 33180

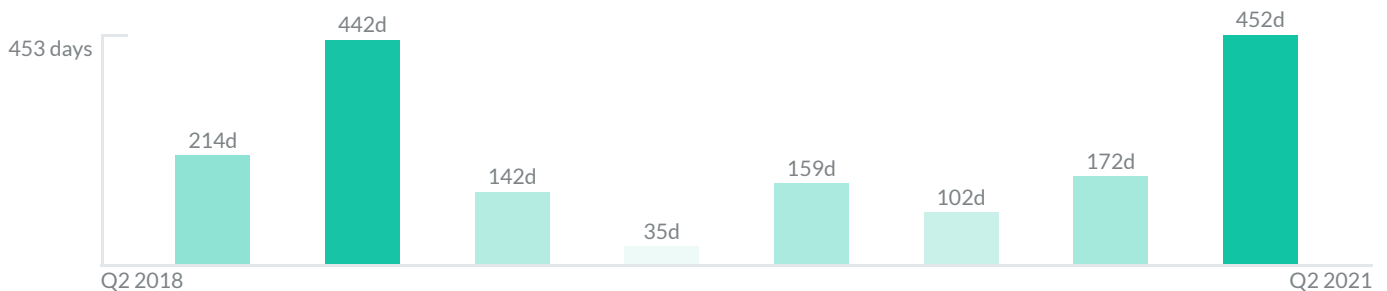
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

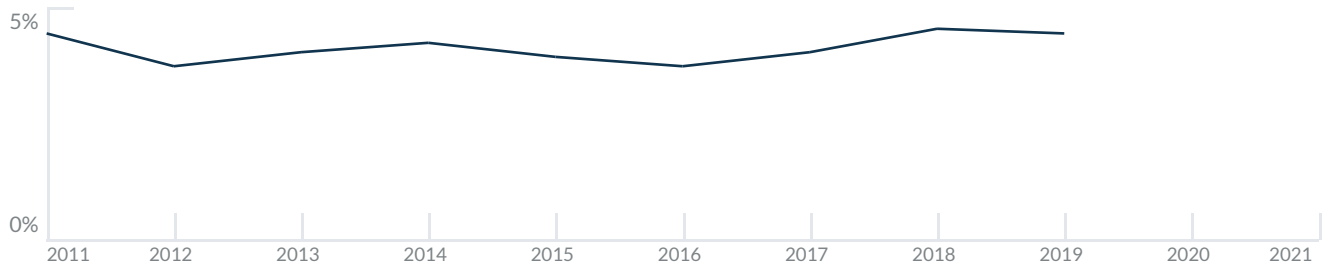


Mortgage Rates

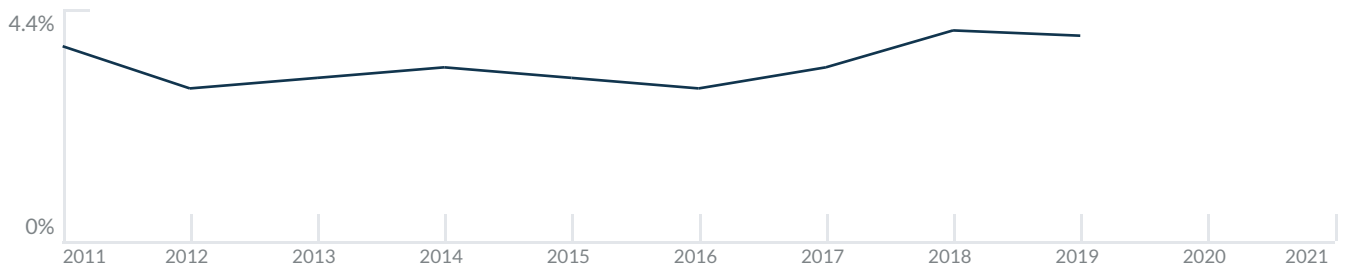
PER YEAR

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©

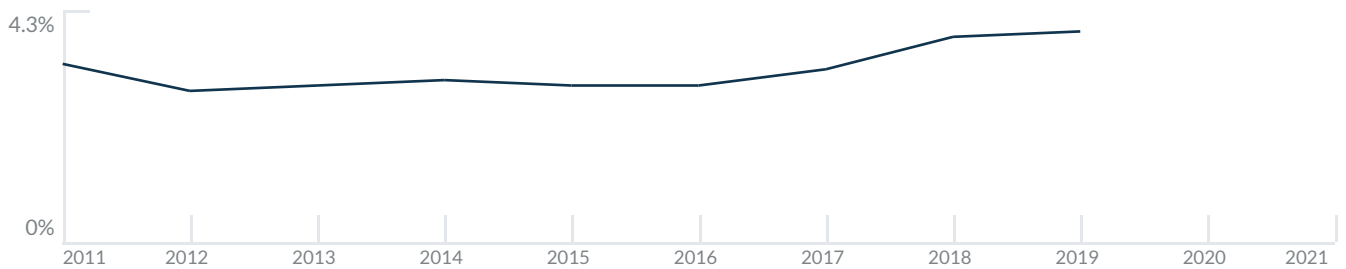
30 YEARS FIXED 4.4%



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 HARBOR TOWER WATERWAYS

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

2 BEDS
\$550,000
 AVERAGE PRICE
 1 FOR SALE
 1 FOR RENT

3 BED
\$650,000
 AVERAGE PRICE
 1 FOR SALE
 0 FOR RENT

3.5% to 4.5%
 CAP RATE
 Yearly net income when rent

1.3%
 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 Harbor Tower Waterways



\$3,100



UNIT 1601

RENTED | JUL 2021

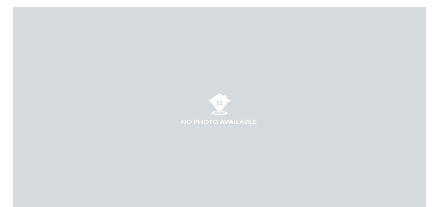


\$5,000



UNIT PH-4

RENTED | JUL 2021



\$3,300



UNIT 1801

RENTED | JUL 2021



\$3,495



UNIT 302

RENTED | JUN 2021



\$549,900



UNIT 902

SOLD | MAY 2021



\$2,900



UNIT 602

RENTED | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN HARBOR TOWER WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
902	\$549,900	3/2	\$302.1	1,820	May 2021	1223
201	\$344,118	2/2	\$224.9	1,530	Apr 2021	111
1204	\$419,900	2/2	\$287.6	1,460	Apr 2021	61
1503	\$565,000	3/2	\$310.4	1,820	Apr 2021	411
1601	\$380,099	2/2	\$248.4	1,530	Mar 2021	172
1502	\$524,000	2/2	\$287.9	1,820	Nov 2020	180
1401	\$347,000	2/2	\$226.8	1,530	Nov 2020	23
1604	\$480,000	2/2	\$328.8	1,460	Sep 2020	71
1401	\$399,000	2/2	N/A	N/A	Sep 2020	247
1603	\$569,900	3/2	\$313.1	1,820	Aug 2019	39
1403	\$575,000	2/2	\$315.9	1,820	Aug 2019	24
702	\$445,000	3/2	\$244.5	1,820	Jul 2019	42
701	\$339,000	2/2	\$221.6	1,530	Apr 2019	142
1201	\$400,000	2/2	\$251.6	1,590	Sep 2018	601
1201	\$400,000	2/2	\$251.6	1,590	Sep 2018	601
202	\$399,999	2/2	\$219.8	1,820	Jul 2018	123
301	\$350,000	3/2	\$220.1	1,590	Jun 2018	214
301	\$350,000	3/2	\$220.1	1,590	Jun 2018	214
804	\$437,000	2/2	\$299.3	1,460	Jun 2017	123
804	\$437,000	2/2	\$299.3	1,460	Jun 2017	123

Rented

LAST 20 PROPERTIES RENTED IN HARBOR TOWER WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1601	\$3,100	2/2	\$2.0	1,530	Jul 2021	4
PH-4	\$5,000	2/2	\$3.5	1,420	Jul 2021	35
1801	\$3,300	2/2	\$2.2	1,530	Jul 2021	17
302	\$3,495	3/2	\$1.9	1,820	Jun 2021	451
602	\$2,900	2/2	\$1.6	1,820	May 2021	207
1802	\$3,200	2/2	\$1.8	1,820	May 2021	103
704	\$2,850	2/2	\$2.0	1,460	May 2021	53
PH-3	\$3,750	3/2	\$2.1	1,820	Feb 2021	388
404	\$2,600	2/2	\$1.8	1,460	Jan 2021	288
801	\$2,800	2/2	\$1.8	1,530	Nov 2020	90
1003	\$2,800	2/2	\$1.5	1,820	Oct 2020	62
1903	\$2,900	3/2	\$1.6	1,820	Aug 2020	N/A
602	\$2,800	2/2	\$1.5	1,820	Jul 2020	127
1204	\$2,550	2/2	\$1.7	1,460	Feb 2020	84
602	\$2,700	2/2	\$1.5	1,820	Nov 2019	182
1001	\$2,895	2/2	\$1.9	1,530	Nov 2019	45
902	\$2,800	3/2	\$1.5	1,820	Aug 2019	1
202	\$2,750	3/2	\$1.5	1,820	Jul 2019	91
N/A	\$6,900	3/5	\$1.4	4,797	Apr 2019	29
Dr	\$2,950	2/2	N/A	N/A	Mar 2019	166

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
202	\$550,000	2/2	\$302.2	1820	Jul 2021	NANCY WILLI...
703	\$650,000	3/2	\$357.1	1820	Jul 2021	KARINA BELKIN
1001	\$3,500/mth	2/2	\$2.2	1590	Jul 2021	MARY TINTE...