



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 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 harbortowerwaterways.com.

Property Stats

POSTAL CODE 33180

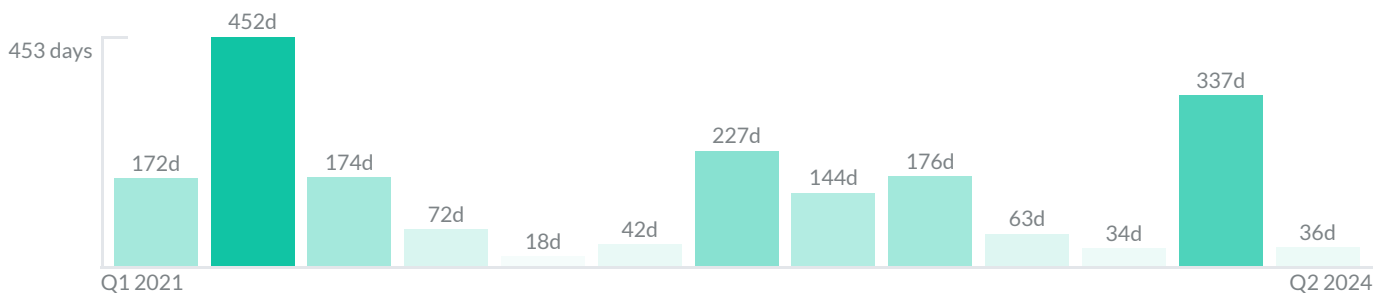
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

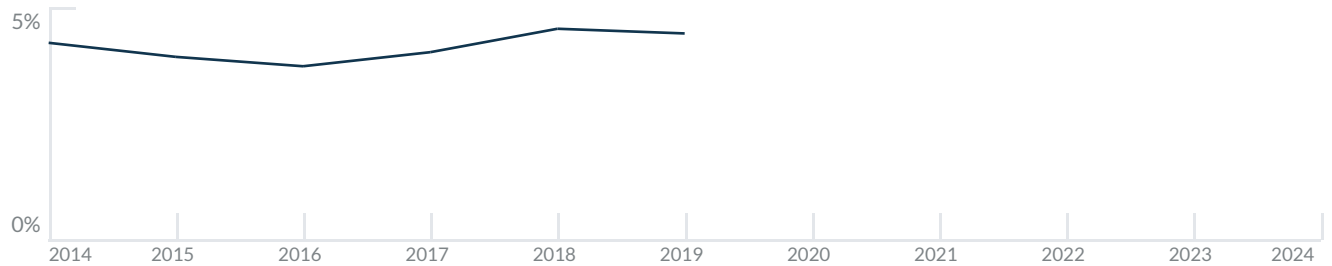


Mortgage Rates

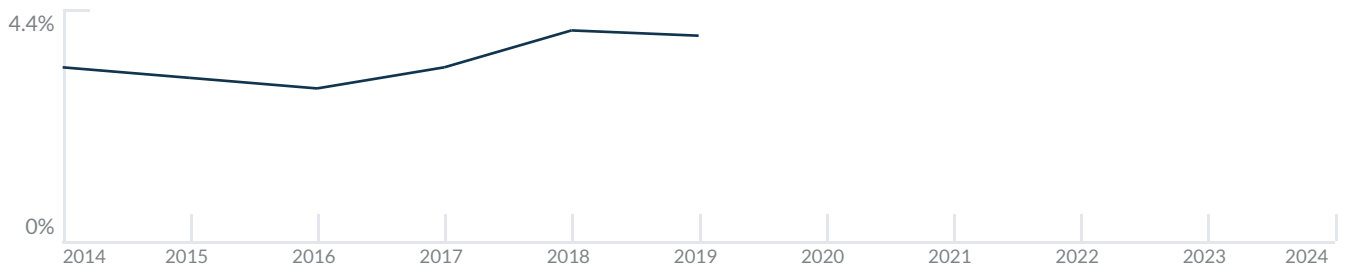
PER YEAR

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©

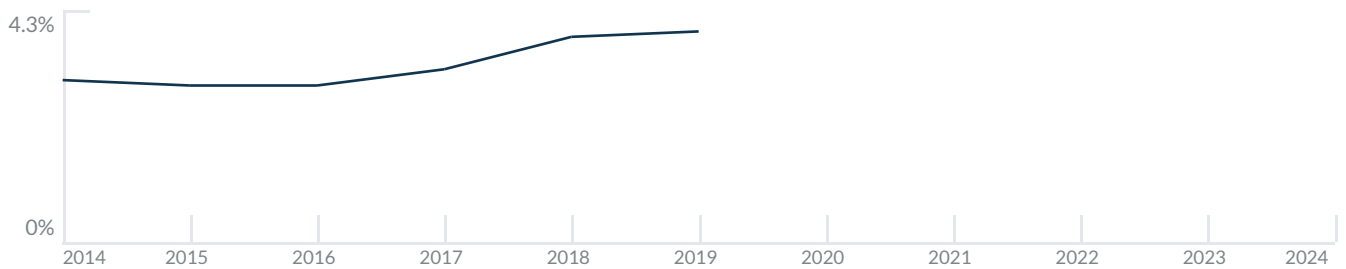
30 YEARS FIXED 4.4%



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 | North Andale High School |
| 10/10 | 10/10 | 3/10 |

Insights

IN HARBOR TOWER WATERWAYS

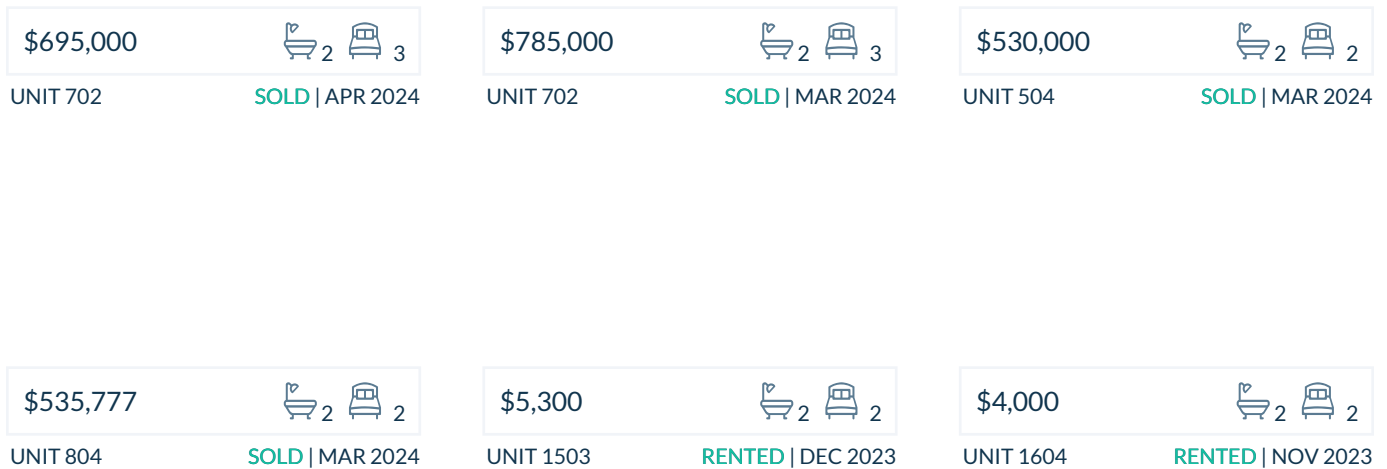
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Harbor Tower Waterways



Sold

LAST 20 PROPERTIES SOLD IN HARBOR TOWER WATERWAYS

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 702 | \$695,000 | 3/2 | \$381.9 | 1,820 | Apr 2024 | 36 |
| 702 | \$785,000 | 3/2 | \$431.3 | 1,820 | Mar 2024 | 134 |
| 504 | \$530,000 | 2/2 | \$363.0 | 1,460 | Feb 2024 | 455 |
| 804 | \$535,777 | 2/2 | \$367.0 | 1,460 | Feb 2024 | 422 |
| 504 | \$534,999 | 2/2 | \$366.4 | 1,460 | Oct 2023 | 34 |
| 1902 | \$799,995 | 3/2 | \$439.6 | 1,820 | Aug 2023 | 6 |
| 1604 | \$699,000 | 2/2 | \$478.8 | 1,460 | Aug 2023 | 18 |
| 1401 | \$612,888 | 2/2 | \$385.5 | 1,590 | Aug 2023 | 52 |
| 1903 | \$765,000 | 3/2 | \$420.3 | 1,820 | Jul 2023 | 176 |
| 903 | \$725,000 | 3/2 | \$398.4 | 1,820 | Jun 2023 | 198 |
| 302 | \$665,000 | 3/2 | \$365.4 | 1,820 | Apr 2023 | 153 |
| 601 | \$525,000 | 2/2 | \$330.2 | 1,590 | Dec 2022 | 133 |
| 301 | \$569,900 | 2/2 | \$358.4 | 1,590 | Nov 2022 | 154 |
| 802 | \$709,374 | 3/2 | \$389.8 | 1,820 | Aug 2022 | 227 |
| 1701 | \$550,000 | 2/2 | \$345.9 | 1,590 | Apr 2022 | 56 |
| 202 | \$540,000 | 2/2 | \$296.7 | 1,820 | Apr 2022 | 28 |
| 1902 | \$591,240 | 3/2 | \$324.9 | 1,820 | Feb 2022 | 8 |
| 604 | \$435,000 | 2/2 | \$297.9 | 1,460 | Jan 2022 | 28 |
| 503 | \$579,000 | 3/2 | \$318.1 | 1,820 | Dec 2021 | 72 |
| 1501 | \$399,000 | 2/2 | \$250.9 | 1,590 | Aug 2021 | 1 |

Rented

LAST 20 PROPERTIES RENTED IN HARBOR TOWER WATERWAYS

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1503 | \$5,300 | 2/2 | \$2.9 | 1,820 | Dec 2023 | 193 |
| 1604 | \$4,000 | 2/2 | \$2.7 | 1,460 | Nov 2023 | 85 |
| 1001 | \$4,500 | 2/2 | \$2.8 | 1,590 | May 2023 | 13 |
| 202 | \$5,000 | 2/2 | \$2.7 | 1,820 | Nov 2022 | 123 |
| 1902 | \$6,495 | 3/2 | \$3.6 | 1,820 | Nov 2022 | 79 |
| 1001 | \$3,750 | 2/2 | \$2.4 | 1,590 | Aug 2022 | 805 |
| 2004 | \$6,500 | 2/2 | \$4.5 | 1,460 | Dec 2021 | 62 |
| 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 |

Currently Listed

ACTIVE LISTINGS 1/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| PH-4 | \$674,818 | 2/2 | \$462.2 | 1460 | Apr 2024 | NISSIM N LEVY |
| 202 | \$699,000 | 3/2 | \$384.1 | 1820 | Apr 2024 | MARIA ANGE... |
| 202 | \$5,250/mth | 2/2 | \$2.9 | 1820 | Apr 2024 | MARIA ANGE... |
| 202 | \$699,000 | 3/2 | \$384.1 | 1820 | Jun 2024 | MARIA ANGE... |
| 304 | \$575,000 | 1/2 | \$393.8 | 1460 | Apr 2024 | BERNARD ST... |
| 402 | \$675,000 | 3/2 | \$370.9 | 1820 | Jul 2024 | DERINTON AS... |
| 703 | \$5,750/mth | 3/2 | \$3.2 | 1820 | Apr 2024 | KARINA BELKIN |
| 704 | \$3,877/mth | 2/2 | \$2.7 | 1460 | Jan 2024 | MARGARITA... |
| 704 | \$549,823 | 2/2 | \$376.6 | 1460 | Apr 2024 | MARGARITA... |
| 704 | \$525,000 | 2/2 | \$359.6 | 1460 | Jul 2024 | MARGARITA... |
| 803 | \$5,000/mth | 3/2 | \$2.7 | 1820 | May 2024 | N/A |
| 803 | \$765,000 | 3/2 | \$420.3 | 1820 | May 2024 | N/A |
| 902 | \$795,000 | 3/2 | \$436.8 | 1820 | Jun 2024 | GABRIEL MAR... |
| 1001 | \$4,600/mth | 2/2 | \$2.9 | 1590 | Jun 2024 | MARY TINTE... |
| 1002 | \$750,000 | 3/2 | \$412.1 | 1820 | Jul 2024 | N/A |
| 1404 | \$625,000 | 2/2 | \$428.1 | 1460 | Jun 2024 | PAUL WELLIN... |
| 1601 | \$615,000 | 2/2 | \$402.0 | 1530 | Jun 2024 | HELEN SIMKO... |
| 1601 | \$3,950/mth | 2/2 | \$2.6 | 1530 | Jul 2024 | HELEN SIMKO... |
| 1804 | \$645,000 | 2/2 | \$441.8 | 1460 | Jun 2024 | DENISE ROSS... |
| 1904 | \$4,000/mth | 2/2 | \$2.7 | 1460 | Jun 2024 | N/A |

Currently Listed

ACTIVE LISTINGS 2/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-----------|------------|---------|------|--------------|---------------|
| 2004 | \$549,722 | 2/2 | \$376.5 | 1460 | Jul 2024 | NISSIM N LEVY |