

# Market Report

October, 2024



## 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](http://harbortowerwaterways.com).

### Property Stats

POSTAL CODE 33180

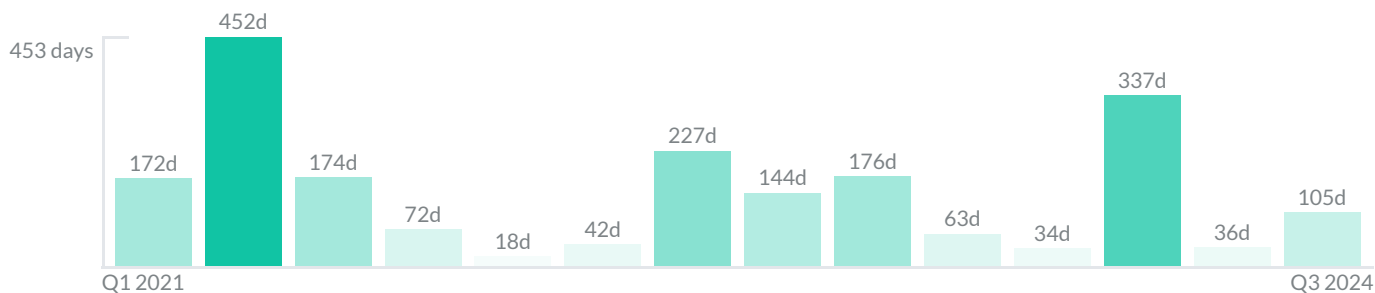
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

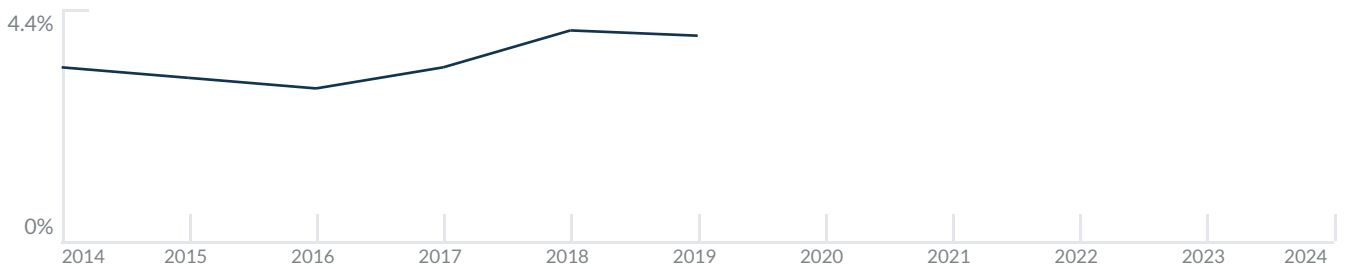
PER YEAR

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©

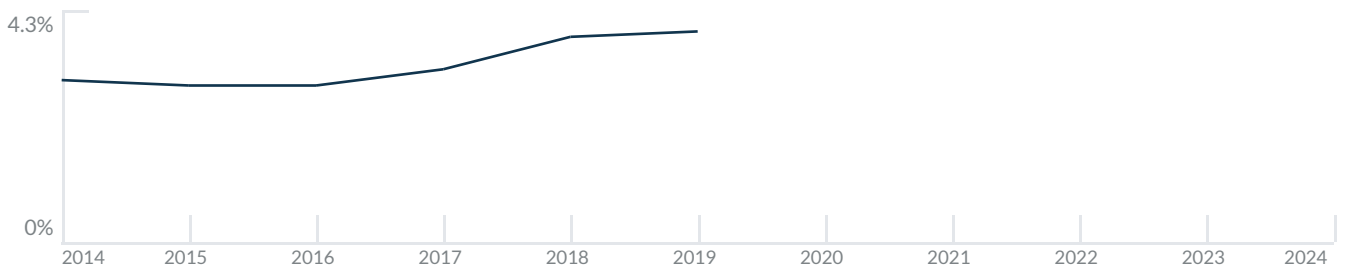
30 YEARS FIXED 4.4%



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

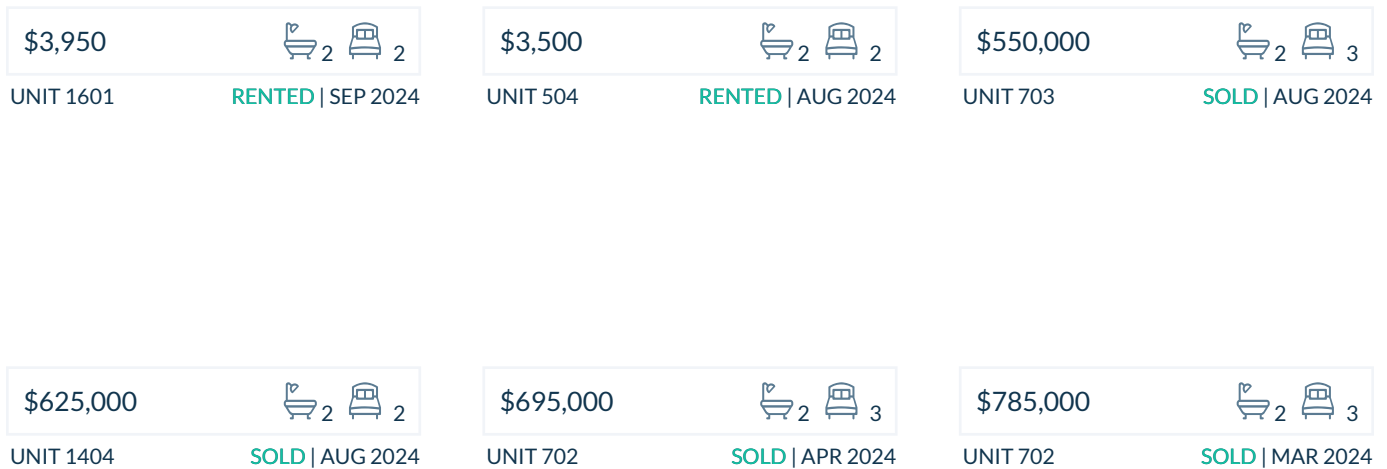
Below the average listing prices of available unit per property type.



# 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
703	\$550,000	3/2	\$302.2	1,820	Jul 2024	125
1404	\$625,000	2/2	\$428.1	1,460	Jul 2024	84
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

## Rented

LAST 20 PROPERTIES RENTED IN HARBOR TOWER WATERWAYS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1601	\$3,950	2/2	\$2.6	1,530	Sep 2024	85
504	\$3,500	2/2	\$2.4	1,460	Aug 2024	108
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

## 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	Sep 2024	MARIA ANGE...
302	\$725,000	3/2	\$398.4	1820	Aug 2024	RICARDO CO...
304	\$575,000	1/2	\$393.8	1460	Apr 2024	BERNARD ST...
402	\$675,000	3/2	\$370.9	1820	Aug 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...
803	\$6,500/mth	3/2	\$3.6	1820	Sep 2024	N/A
803	\$765,000	3/2	\$420.3	1820	Sep 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	\$725,000	3/2	\$398.4	1820	Sep 2024	N/A
1003	\$760,000	3/2	\$417.6	1820	Sep 2024	DESIREE ISRA...
1601	\$615,000	2/2	\$402.0	1530	Jun 2024	HELEN SIMKO...
1804	\$645,000	2/2	\$441.8	1460	Jun 2024	DENISE ROSS...
1904	\$3,900/mth	2/2	\$2.7	1460	Sep 2024	N/A
1904	\$699,888	2/2	\$479.4	1460	Sep 2024	SOFIA SHIFRI...

## Currently Listed

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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