

Market Report

March, 2020



Coral Sea Towers

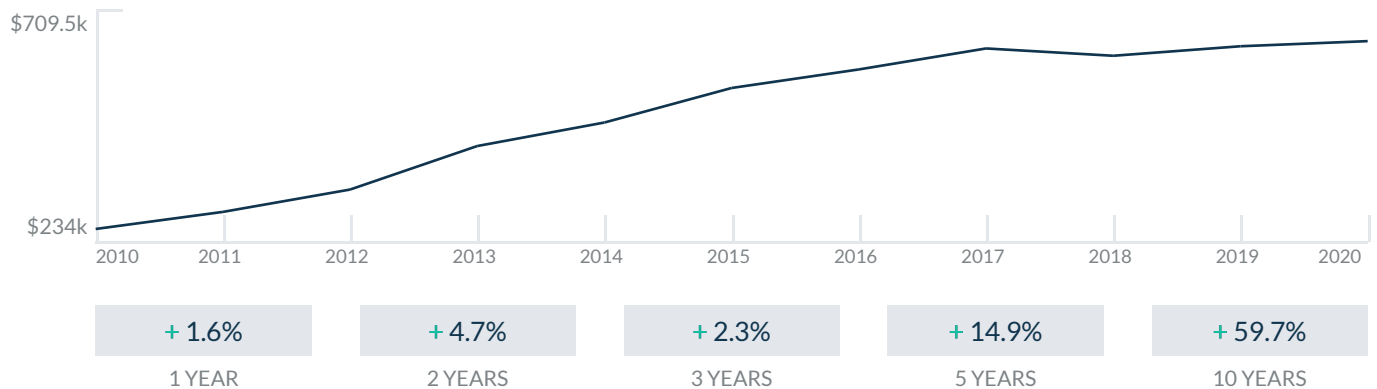
10300 W Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Coral Sea Towers 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 coralseatowers.com.

Property Stats

POSTAL CODE 33154

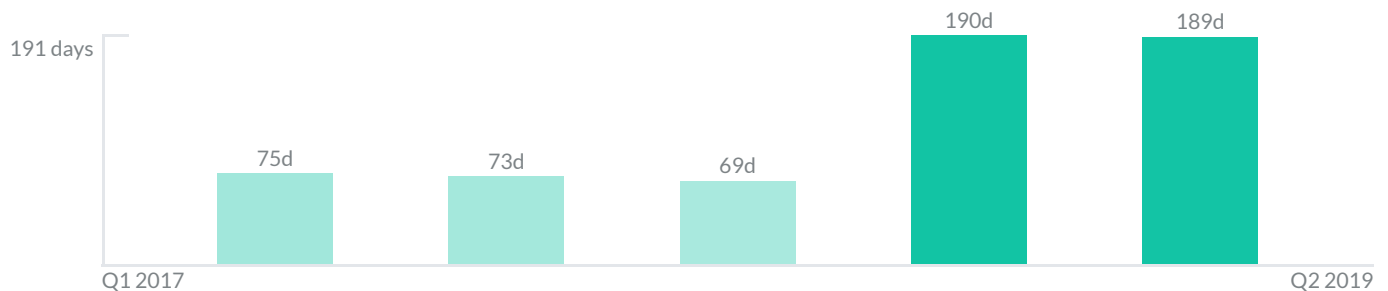
The property stats graph represents the median price evolution since ten years in your postal code area.



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 CORAL SEA TOWERS

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

1 BED

\$296,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2 BEDS

\$325,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2.9% to 2.9%

CAP RATE

Yearly net income when rent

8.7%

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 Coral Sea Towers

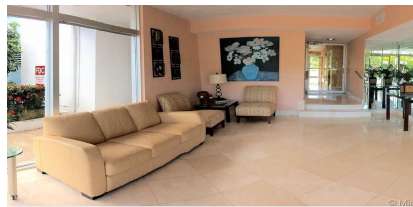


\$219,000



UNIT 5C

SOLD | FEB 2020



\$180,000



UNIT 3C

SOLD | FEB 2020



\$299,000



UNIT 6D

SOLD | FEB 2020

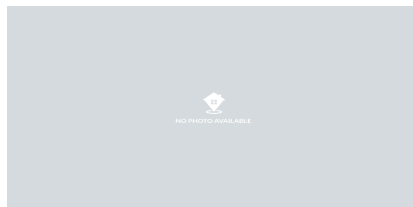


\$299,900



UNIT 7A

SOLD | JUN 2017



\$299,900



UNIT 7A

SOLD | FEB 2020



\$339,000



UNIT 8D

SOLD | DEC 2016

Sold

LAST 20 PROPERTIES SOLD IN CORAL SEA TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5C	\$219,000	1/1	\$243.3	900	Apr 2019	189
3C	\$180,000	1/1	\$240.0	750	Jan 2019	190
6D	\$299,000	2/2	\$232.9	1,284	Apr 2018	69
7A	\$299,900	2/2	\$306.0	980	Sep 2017	73
7A	\$299,900	2/2	\$306.0	980	Sep 2017	73
8D	\$339,000	2/2	\$345.9	980	Mar 2017	30
8D	\$339,000	2/2	\$345.9	980	Mar 2017	30
6C	\$235,900	1/1	\$314.5	750	Jan 2017	23
6C	\$235,900	1/1	\$314.5	750	Jan 2017	23
1D	\$179,000	1/1	\$238.7	750	Jan 2017	172
1D	\$179,000	1/1	\$238.7	750	Jan 2017	172
1A	\$179,000	1/1	\$238.7	750	Jan 2016	182
1A	\$179,000	1/1	\$238.7	750	Jan 2016	182
5D	\$329,900	2/2	\$336.6	980	Dec 2015	34
5D	\$329,900	2/2	\$336.6	980	Dec 2015	34
3C	\$152,500	1/1	\$203.3	750	Feb 2015	78
3C	\$152,500	1/1	\$203.3	750	Feb 2015	78
10D	\$240,000	2/2	\$200.0	1,200	Jul 2014	96
10D	\$240,000	2/2	\$200.0	1,200	Jul 2014	96
1B	\$149,000	1/1	\$198.7	750	Jul 2014	74

Rented

LAST 20 PROPERTIES RENTED IN CORAL SEA TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
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Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2C	\$296,000	1/1	\$394.7	750	Feb 2020	DANIELLE MA...
2A	\$325,000	2/2	\$331.6	980	Feb 2020	TANYA P HAR...