

Market Report

May, 2024



Colony Bay Harbor Islands

9250 W Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Colony Bay Harbor Islands 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 colonycondosforsale.com.

Property Stats

POSTAL CODE 33154

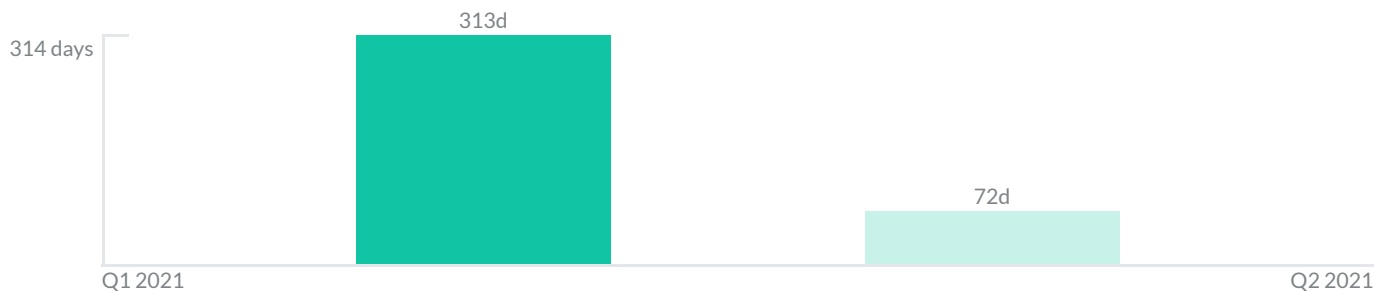
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

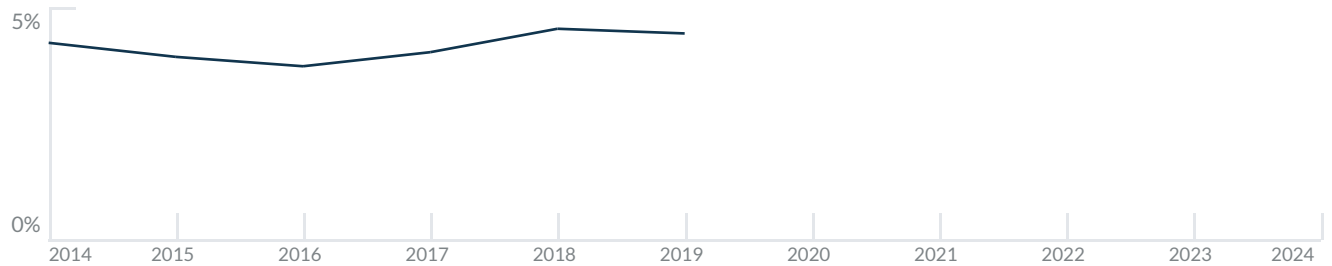


Mortgage Rates

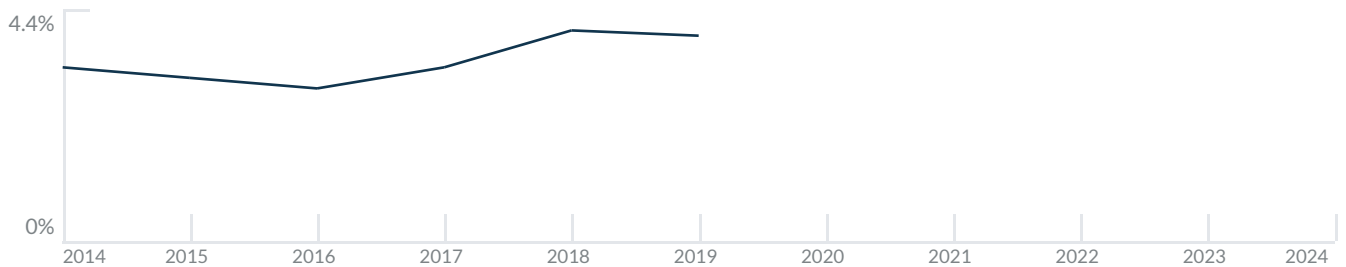
PER YEAR

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©

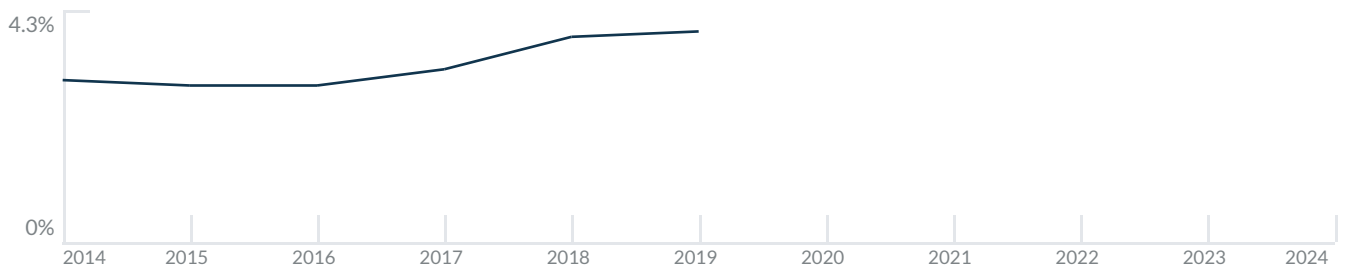
30 YEARS FIXED 4.4%



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
Mater Academy Miami Beach	Aspira Raul Arnaldo Martinez Charter School	North Miami Senior High School
8/10	2/10	3/10

Insights

IN COLONY BAY HARBOR ISLANDS

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 Colony Bay Harbor Islands

\$5,400 UNIT 5C RENTED APR 2024	2 Baths 2 Beds	\$4,000 UNIT 2B RENTED JUN 2023	2 Baths 2 Beds	\$4,500 UNIT 3B RENTED MAR 2023	2 Baths 2 Beds
\$3,700 UNIT 2B RENTED SEP 2021	2 Baths 2 Beds	\$2,990 UNIT 2D RENTED JUL 2021	2 Baths 2 Beds	\$399,900 UNIT 6B SOLD APR 2021	2 Baths 2 Beds

Sold

LAST 20 PROPERTIES SOLD IN COLONY BAY HARBOR ISLANDS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
6B	\$399,900	2/2	\$281.4	1,421	Apr 2021	72
5A	\$549,000	2/2	\$336.8	1,630	Mar 2021	313
207	\$189,900	2/2	\$206.9	918	Dec 2019	58
3B	\$449,900	2/2	\$316.6	1,421	Sep 2019	244
3A	\$459,000	2/2	\$308.1	1,490	Jul 2019	50
2A	\$400,000	2/2	\$268.5	1,490	Jun 2019	71
2C	\$524,900	2/2	\$313.4	1,675	Jan 2018	59
4B	\$549,000	2/2	\$386.3	1,421	Jan 2018	63
3C	\$395,000	2/2	\$235.8	1,675	Jul 2016	8
PHA	\$499,900	2/2	\$306.7	1,630	Aug 2015	18
N/A	\$639,000	2/2	\$302.0	2,116	Oct 2014	153
3C	\$599,000	2/2	\$283.1	2,116	Sep 2014	68
PHC	\$399,000	2/2	\$238.2	1,675	Jun 2013	36
6C	\$259,000	2/2	\$154.6	1,675	May 2012	4
PHC	\$219,000	2/2	\$142.2	1,540	Mar 2012	18
N/A	\$184,900	2/2	\$110.4	1,675	Feb 2012	9
PHD	\$159,000	2/2	\$126.4	1,258	Jun 2011	41
PHA	\$249,000	2/2	\$152.8	1,630	Jun 2011	69
2C	\$249,000	2/2	\$148.7	1,675	Apr 2011	307
3D	\$149,000	2/2	\$118.4	1,258	Dec 2010	327

Rented

LAST 20 PROPERTIES RENTED IN COLONY BAY HARBOR ISLANDS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
5C	\$5,400	2/2	\$3.2	1,675	Apr 2024	37
2B	\$4,000	2/2	\$2.8	1,421	Jun 2023	76
3B	\$4,500	2/2	\$3.2	1,421	Mar 2023	317
2B	\$3,700	2/2	\$2.6	1,421	Sep 2021	42
2D	\$2,990	2/2	\$2.4	1,258	Jul 2021	1
5C	\$3,750	2/2	\$2.2	1,675	Mar 2021	153
2C	\$2,900	2/2	\$1.7	1,675	Sep 2020	153
2C	\$3,150	2/2	\$1.9	1,675	Aug 2019	45
6C	\$2,150	2/2	\$1.4	1,540	Jul 2019	48
2B	\$2,900	2/2	\$2.0	1,421	Jul 2016	43
N/A	\$1,350	2/2	\$1.5	918	Jun 2010	52
6C	\$1,750	2/2	\$1.0	1,675	Jun 2010	7

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5D	\$830,000	2/2	\$659.8	1258	Apr 2024	YUL H BURKE...