



Harding Tower

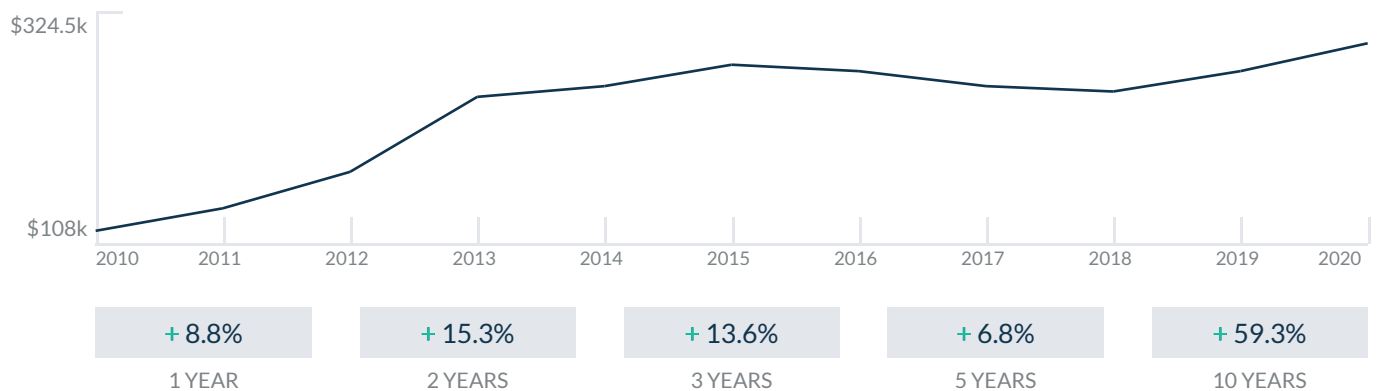
6801 Harding Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Harding Tower 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 hardingtower.com.

Property Stats

POSTAL CODE 33141

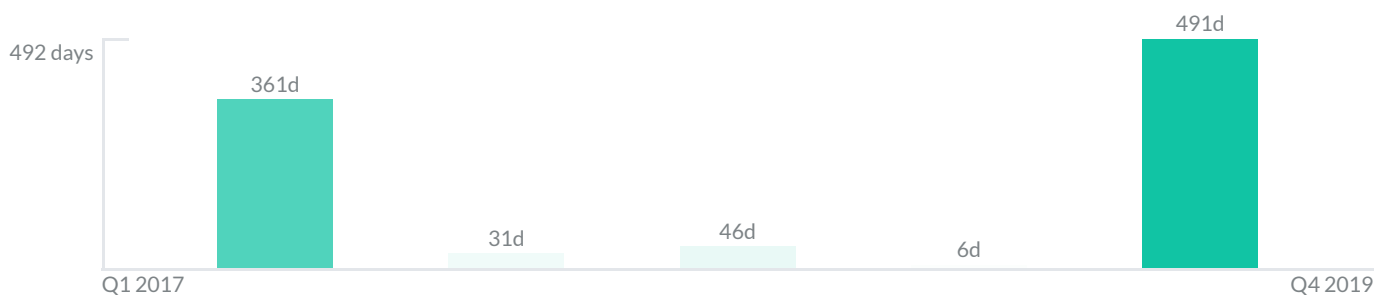
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

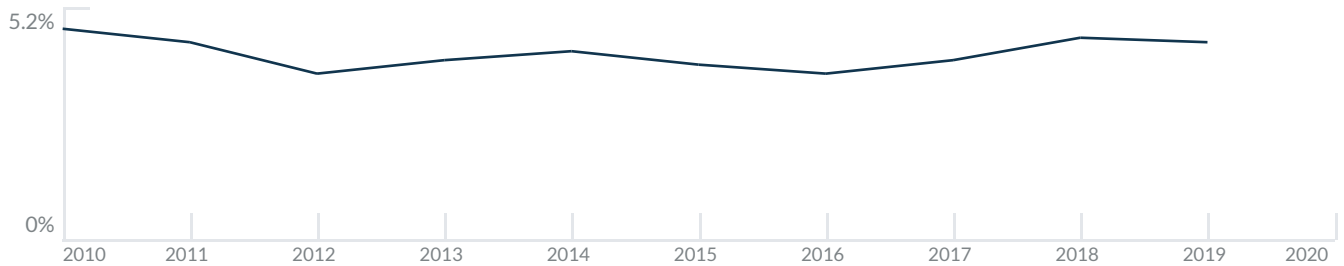


Mortgage Rates

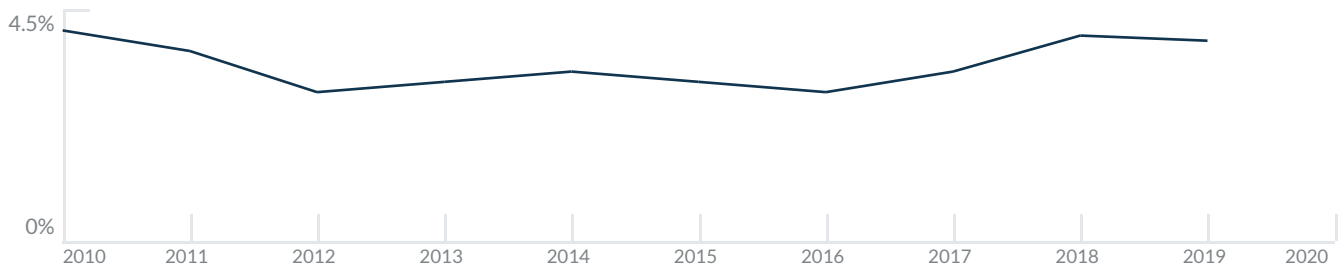
PER YEAR

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
Mater Academy Miami Beach
8/10

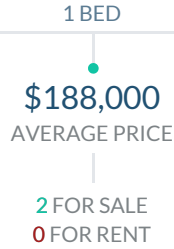
MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
Design & Architecture Senior High School
10/10

Insights

IN HARDING TOWER

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



4.6% to 4.8%
CAP RATE
Yearly net income when rent

10.6%
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 Harding Tower



\$1,295



UNIT 210

RENTED | JUL 2020

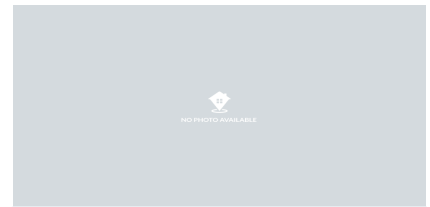


\$145,000



UNIT 3

SOLD | JUL 2020

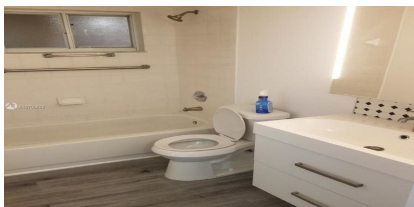


\$800



UNIT 10

RENTED | JUL 2020



\$210,000



UNIT 418

SOLD | JUL 2020



\$249,000



UNIT 407

SOLD | JUL 2020



\$1,350



UNIT 312

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN HARDING TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3	\$145,000	1/1	\$232.0	625	Nov 2019	491
418	\$210,000	1/1	N/A	N/A	Aug 2019	5
407	\$249,000	2/2	\$276.7	900	Aug 2019	6
301	\$228,500	2/2	\$282.1	810	Apr 2019	46
418	\$100,000	1/1	\$149.3	670	Feb 2019	6
217	\$249,000	2/2	\$249.0	1,000	Feb 2019	55
N/A	\$189,700	1/1	\$283.1	670	Feb 2017	361
209	\$189,700	1/1	\$283.1	670	Feb 2017	361
505	\$282,500	2/2	\$282.5	1,000	May 2016	70
210	\$186,500	1/1	\$278.4	670	May 2016	24
505	\$282,500	2/2	\$282.5	1,000	May 2016	70
210	\$186,500	1/1	\$278.4	670	May 2016	24
21	\$185,000	2/1	\$174.5	1,060	Oct 2014	1
204	\$189,900	2/1	\$234.4	810	Aug 2014	21
204	\$189,900	2/11	\$234.4	810	Aug 2014	21
202	\$190,000	2/1	\$234.6	810	Jan 2014	122
202	\$190,000	2/11	\$234.6	810	Jan 2014	122
N/A	\$159,000	1/1	\$237.3	670	Oct 2012	15
514	\$95,000	2/1	\$117.3	810	Nov 2011	9
211	\$107,400	1/1	\$160.3	670	May 2011	21

Rented

LAST 20 PROPERTIES RENTED IN HARDING TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
210	\$1,295	1/1	\$1.9	670	Dec 2019	98
10	\$800	0/1	\$0.1	5,835	Oct 2019	4
312	\$1,350	1/1	\$2.0	670	May 2019	30
217	\$1,650	2/2	\$1.7	1,000	Apr 2019	21
208	\$1,350	1/1	\$2.0	670	Dec 2018	62
503	\$1,500	2/2	\$1.9	810	Oct 2018	36
523	\$1,600	2/2	\$2.0	810	Oct 2018	39
512	\$1,400	1/1	\$2.1	670	Jul 2018	21
209	\$1,250	1/1	\$1.9	670	Sep 2017	73
209	\$1,250	1/1	\$1.9	670	Sep 2017	73
311	\$1,300	1/1	\$1.9	700	Feb 2017	60
311	\$1,300	1/1	\$1.9	700	Feb 2017	60
211	\$1,300	1/1	\$1.9	670	Dec 2016	61
211	\$1,300	1/1	\$1.9	670	Dec 2016	61
N/A	\$1,400	1/1	\$2.1	670	Sep 2016	49
209	\$1,400	1/1	\$2.1	670	Sep 2016	49
509	\$1,450	1/1	\$2.2	670	Sep 2015	41
509	\$1,450	1/1	\$2.2	670	Sep 2015	41
214	\$1,200	1/1	\$1.5	810	May 2013	16
214	\$1,200	1/11	\$1.5	810	May 2013	16

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
211	\$190,000	1/1	\$283.6	670	Oct 2020	ABEL QUIROS...
313	\$185,000	1/1	\$276.1	670	Sep 2020	FRANCISCO T...