

# Market Report

August, 2024



## Seascape Club Bay Harbor

9655 E Bay Harbor Dr  
Bay Harbor, FL 33154

Every month we compile this comprehensive market report focus on Seascape Club Bay Harbor in this convenient and easy to read format. Our data 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 [seascapeclubbayharbor.com](https://seascapeclubbayharbor.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!

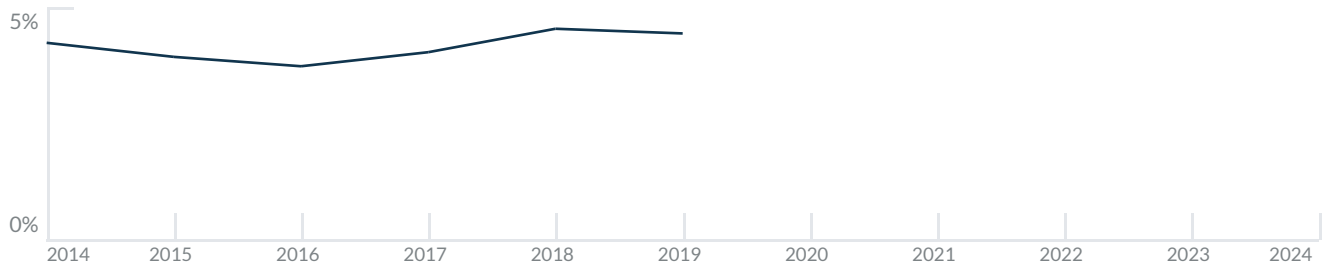
1 days

# Mortgage Rates

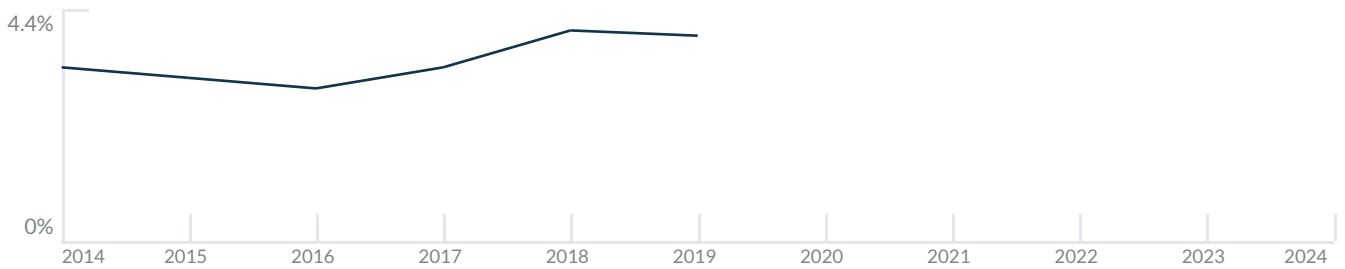
PER YEAR

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©

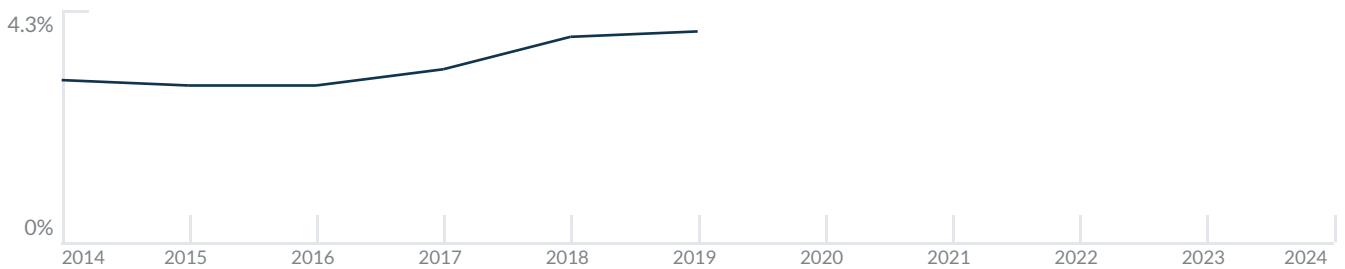
30 YEARS FIXED 4.4%



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

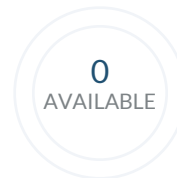
# Insights

IN SEASCAPE CLUB BAY HARBOR

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

**% to %**  
CAP RATE  
Yearly net income when rent

**0%**  
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 Seascape Club Bay Harbor



\$995,000  4  3  
UNIT 3N **SOLD** | JUN 2021

\$950,000  3  3  
UNIT **SOLD** | FEB 2015

\$950,000  31  3  
UNIT 2N **SOLD** | JUL 2021

\$950,000  3  3  
UNIT PH-SO **SOLD** | AUG 2014

\$950,000  31  3  
UNIT PH-SO **SOLD** | JUL 2021

\$676,900  3  3  
UNIT **SOLD** | SEP 2016

## Sold

---

LAST 20 PROPERTIES SOLD IN SEASCAPE CLUB BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3N	\$995,000	3/4	\$337.3	2,950	Oct 2019	N/A
N/A	\$950,000	3/3	\$322.0	2,950	Jun 2015	94
2N	\$950,000	3/31	\$322.0	2,950	Jun 2015	94
PH-SO	\$950,000	3/3	\$295.0	3,220	Dec 2014	36
PH-SO	\$950,000	3/31	\$295.0	3,220	Dec 2014	36
N/A	\$676,900	3/3	\$229.5	2,950	Jun 2014	42
2S	\$676,900	3/31	\$229.5	2,950	Jun 2014	42
4N	\$695,000	3/3	\$235.6	2,950	Feb 2014	44
4N	\$695,000	3/31	\$235.6	2,950	Feb 2014	44

## Rented

---

LAST 20 PROPERTIES RENTED IN SEASCAPE CLUB BAY HARBOR

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