



## Harding Place

7440 Harding Ave  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Harding Place 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 [hardingplacecondosforsale.com](http://hardingplacecondosforsale.com).

## Property Stats

POSTAL CODE 33141

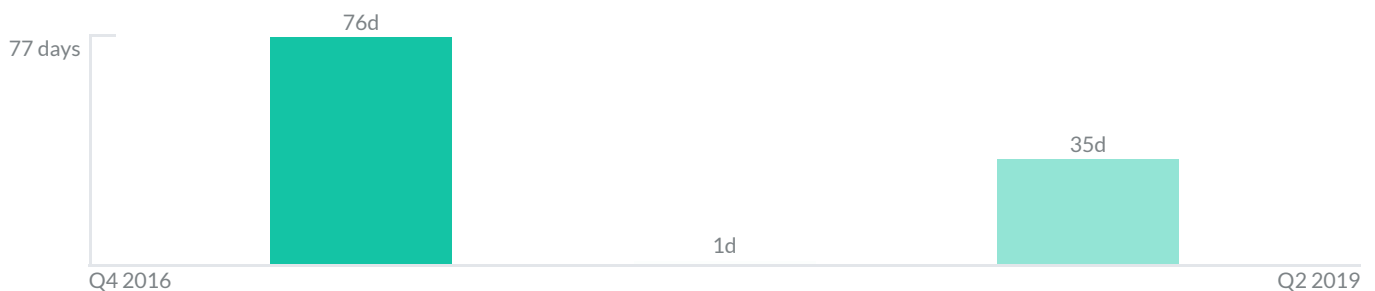
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

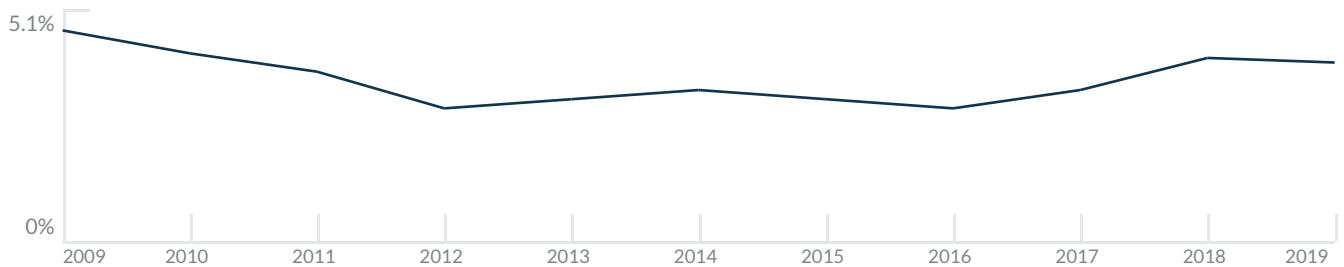
PER YEAR

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  
Horace Mann Middle School  
2/10

HIGH SCHOOL  
North Miami Senior High School  
3/10

# Insights

IN HARDING PLACE

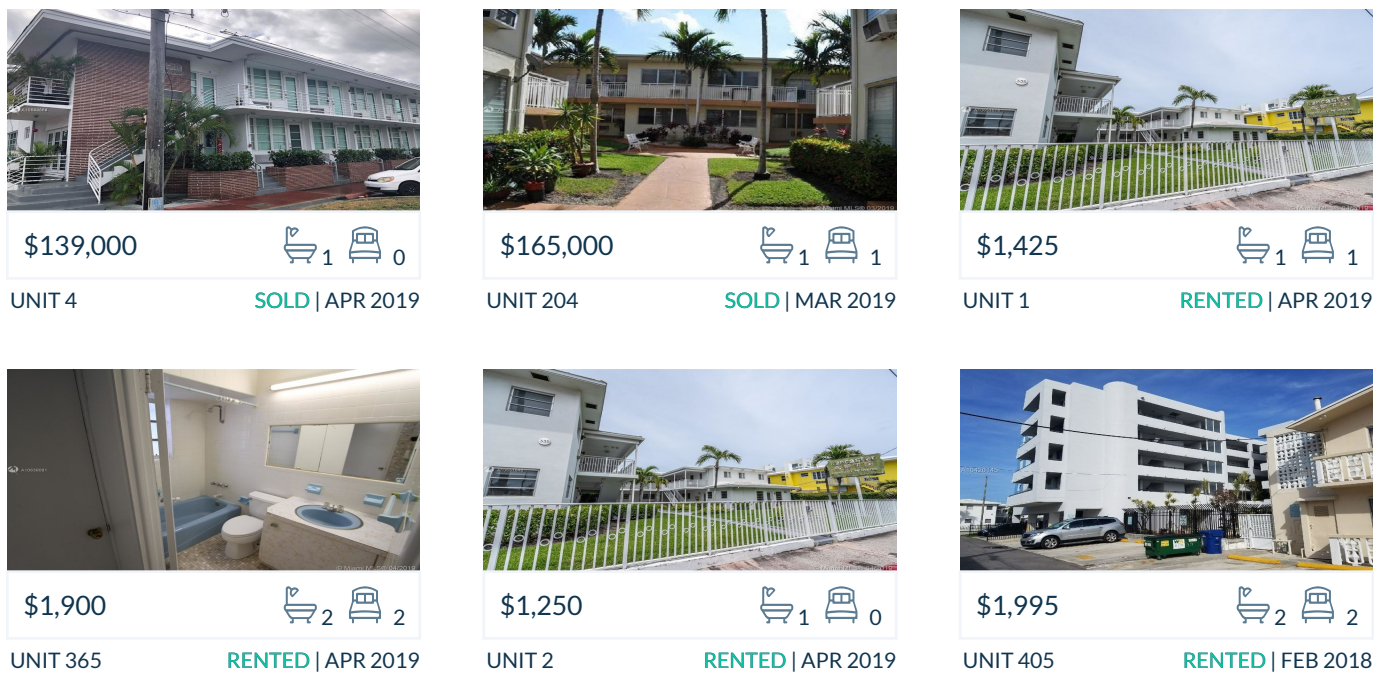
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Harding Place



## Sold

LAST 20 PROPERTIES SOLD IN HARDING PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4	\$139,000	0/1	\$297.0	468	Jun 2019	28
204	\$165,000	1/1	\$220.0	750	Jun 2019	42
212	\$139,000	1/1	\$253.6	548	Oct 2017	1
402	\$298,900	2/2	\$297.7	1,004	Nov 2016	76
213	\$94,900	1/1	\$173.2	548	Oct 2015	198
202	\$163,700	2/2	\$163.0	1,004	Sep 2014	68
20	\$95,000	1/1	\$138.3	687	Aug 2014	79
203	\$160,000	1/1	\$209.2	765	Jan 2014	247
17	\$86,250	0/1	\$184.3	468	Aug 2013	29
403	\$149,000	1/1	\$194.8	765	Mar 2013	34
303	\$139,900	1/1	\$182.9	765	Jan 2013	40
405	\$179,000	2/2	\$176.5	1,014	Nov 2012	9
502	\$159,000	2/2	\$158.4	1,004	Jul 2012	6
N/A	\$50,000	1/1	\$66.7	750	Jun 2012	4
402	\$168,000	2/2	\$167.3	1,004	Apr 2012	34
1	\$95,000	1/1	\$129.1	736	Jul 2011	27
302	\$189,000	2/2	\$188.2	1,004	Jun 2011	101
503	\$119,500	1/1	\$156.2	765	Feb 2011	16
303	\$219,500	1/1	\$286.9	765	Nov 2006	105
107	\$190,000	1/1	\$256.8	740	Apr 2006	433

## Rented

LAST 20 PROPERTIES RENTED IN HARDING PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1	\$1,425	1/1	\$2.2	650	May 2019	46
365	\$1,900	2/2	\$1.3	1,430	May 2019	32
2	\$1,250	0/1	\$2.3	550	Apr 2019	21
405	\$1,995	2/2	\$2.0	1,014	Apr 2018	63
202	\$1,700	2/2	\$1.7	1,004	Dec 2017	84
203	\$1,400	1/1	\$1.8	765	Oct 2017	46
15	\$1,125	0/1	\$1.9	600	Oct 2016	15
203	\$1,200	1/1	\$1.6	765	Dec 2015	3
202	\$1,800	2/2	\$1.8	1,004	Sep 2015	21
204	\$975	1/1	\$1.8	548	Oct 2013	114
N/A	\$1,350	1/1	\$1.8	750	Jul 2013	23
2	\$875	0/1	\$0.1	8,274	Jul 2012	15
10	\$850	0/1	\$0.1	8,274	Mar 2012	11
N/A	\$1,250	1/1	\$0.2	8,274	Aug 2011	24
503	\$950	1/1	\$1.2	765	May 2010	73
12	\$850	1/1	\$1.1	800	Apr 2010	73
3	\$850	1/1	N/A	N/A	Mar 2010	85
105	\$850	1/1	\$1.2	715	Jan 2010	66
15	\$950	1/1	\$1.6	605	Nov 2009	28

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
R	\$2,813/mth	2/1	\$1.6	1714	Jul 2019	N/A
5	\$137,900	1/1	\$350.0	394	Sep 2018	N/A
6	\$160,000	1/1	N/A	N/A	Jul 2019	N/A
6	\$1,200/mth	0/1	N/A	N/A	Jul 2019	N/A
101	\$1,350/mth	1/1	\$1.8	736	Jul 2019	N/A
105	\$1,245/mth	1/1	\$2.3	548	Apr 2019	N/A
108	\$160,000	1/1	\$213.3	750	Nov 2018	N/A
109	\$1,350/mth	1/1	\$2.5	548	May 2019	N/A
112	\$149,000	1/1	\$271.9	548	Apr 2019	N/A
202	\$1,275/mth	1/1	\$2.3	548	Jul 2019	N/A
204	\$1,650/mth	1/1	\$2.2	750	Jun 2019	N/A
205	\$160,000	1/1	\$223.8	715	Jul 2019	N/A
212	\$149,000	1/1	\$271.9	548	Apr 2019	N/A
213	\$1,375/mth	1/1	\$2.5	548	Mar 2019	N/A
214	\$144,900	1/1	\$222.9	650	Nov 2018	N/A
302	\$259,900	2/2	\$258.9	1004	Feb 2019	N/A