

Market Report

September, 2020



Harding Place

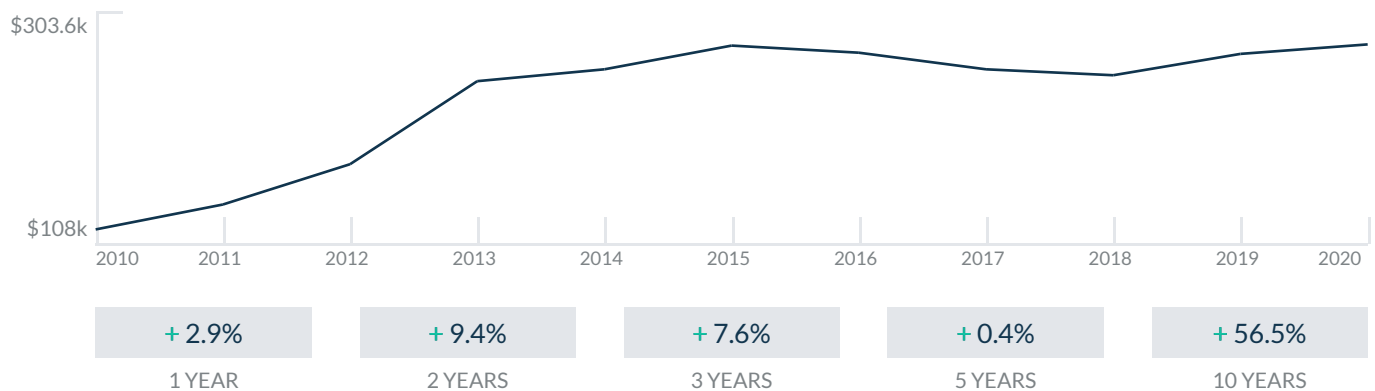
7440 Harding Ave
Miami Beach, FL 33141

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.

Property Stats

POSTAL CODE 33141

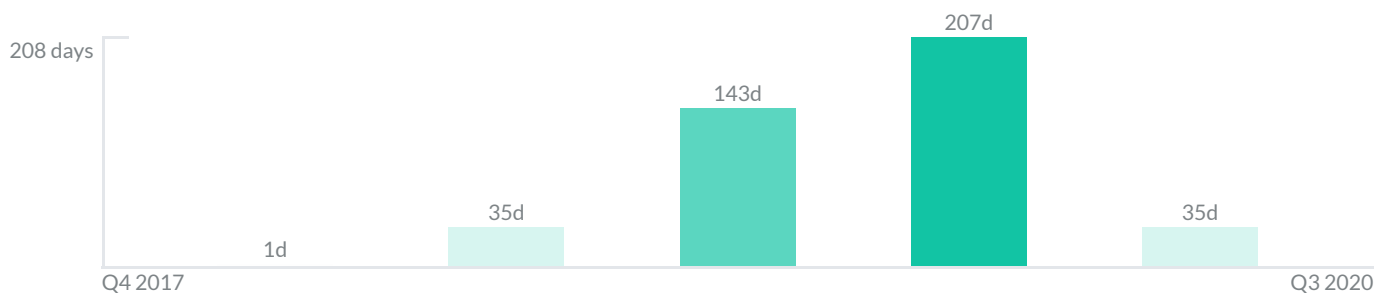
The property stats graph represents the median price evolution since ten years in your postal code area.



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

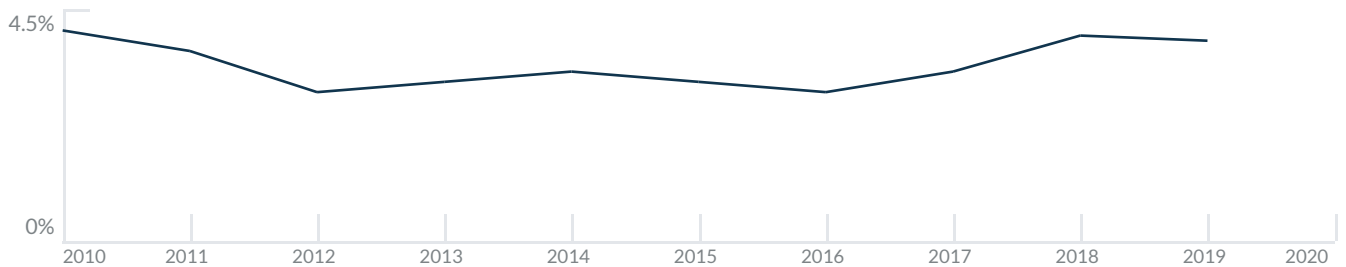
PER YEAR

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©

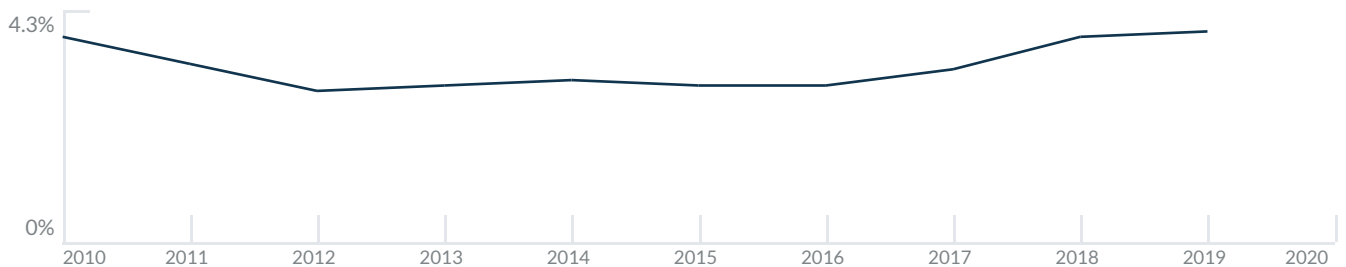
30 YEARS FIXED 4.4%



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.

1 BED

\$184,000
AVERAGE PRICE

2 FOR SALE
0 FOR RENT

3% to 4.9%

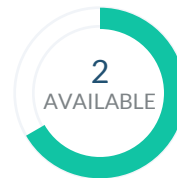
CAP RATE

Yearly net income when rent

3.8%

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 Place

\$195,000

UNIT 203 **SOLD** | AUG 2020

\$1,350

UNIT 203 **RENTED** | JUL 2020

\$1,880

UNIT 505 **RENTED** | JUL 2020

\$1,150

UNIT 6 **RENTED** | JUL 2020

\$164,900

UNIT 12 **SOLD** | JUL 2020

\$1,200

UNIT 109 **RENTED** | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN HARDING PLACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 203 | \$195,000 | 1/2 | N/A | N/A | Aug 2020 | 35 |
| 12 | \$164,900 | 1/1 | \$264.3 | 624 | Dec 2019 | 58 |
| 5 | \$137,900 | 1/1 | \$350.0 | 394 | Oct 2019 | 356 |
| 208 | \$169,000 | 1/1 | \$225.3 | 750 | Sep 2019 | 100 |
| 108 | \$160,000 | 1/1 | \$213.3 | 750 | Aug 2019 | 186 |
| 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 |
| 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 |
| 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 |
| 203 | \$160,000 | 1/11 | \$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 |
| 403 | \$149,000 | 1/11 | \$194.8 | 765 | Mar 2013 | 34 |
| 303 | \$139,900 | 1/1 | \$182.9 | 765 | Jan 2013 | 40 |

Rented

LAST 20 PROPERTIES RENTED IN HARDING PLACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 203 | \$1,350 | 1/2 | \$1.8 | 765 | Jul 2020 | 44 |
| 505 | \$1,880 | 2/2 | \$1.9 | 1,014 | May 2020 | 76 |
| 6 | \$1,150 | 1/1 | \$2.4 | 487 | Feb 2020 | 127 |
| 109 | \$1,200 | 1/1 | \$2.2 | 548 | Dec 2019 | 84 |
| 6 | \$1,100 | 0/1 | N/A | N/A | Dec 2019 | 146 |
| 213 | \$1,325 | 1/1 | \$2.4 | 548 | Dec 2019 | 79 |
| 204 | \$1,375 | 1/1 | \$1.8 | 750 | Nov 2019 | 128 |
| 9 | \$1,475 | 2/1 | \$2.3 | 630 | Nov 2019 | 28 |
| 208 | \$1,200 | 1/1 | \$1.6 | 750 | Nov 2019 | 40 |
| 20 | \$1,250 | 1/1 | \$1.8 | 687 | Oct 2019 | 21 |
| 2 | \$1,300 | 1/1 | \$2.2 | 590 | Oct 2019 | 2 |
| 202 | \$1,250 | 1/1 | \$2.3 | 548 | Oct 2019 | 76 |
| 3 | \$1,350 | 1/1 | \$2.2 | 608 | Oct 2019 | 22 |
| 4 | \$1,350 | 1/1 | \$2.2 | 604 | Sep 2019 | 31 |
| 101 | \$1,400 | 1/1 | \$1.9 | 736 | Aug 2019 | 32 |
| 212 | \$1,200 | 1/1 | \$2.2 | 548 | Aug 2019 | 14 |
| R | \$2,395 | 2/1 | N/A | N/A | Aug 2019 | 26 |
| 105 | \$1,245 | 1/1 | \$2.3 | 548 | Aug 2019 | 109 |
| 9 | \$1,225 | 0/1 | \$1.5 | 825 | Aug 2019 | 8 |
| F | \$2,425 | 2/1 | \$1.4 | 1,714 | Aug 2019 | 10 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-----------|------------|---------|------|--------------|---------------|
| 110 | \$168,985 | 1/1 | \$221.5 | 763 | Aug 2020 | N/A |
| 203 | \$199,000 | 1/2 | \$260.1 | 765 | Aug 2020 | PER EKDAHL... |