



Kai at Bay Harbor

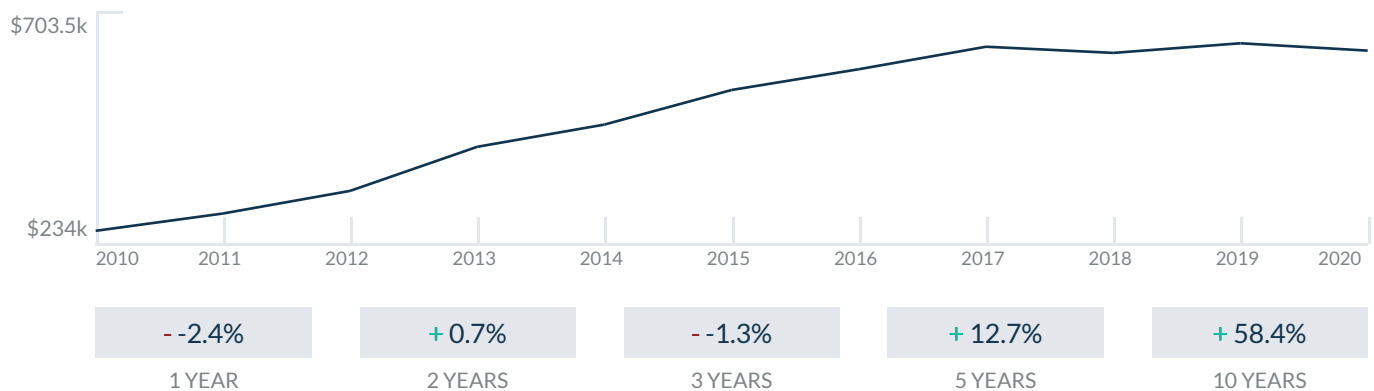
9940 W Bay Harbor Drive
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Kai at 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 kaibayharborcondosforsale.com.

Property Stats

POSTAL CODE 33154

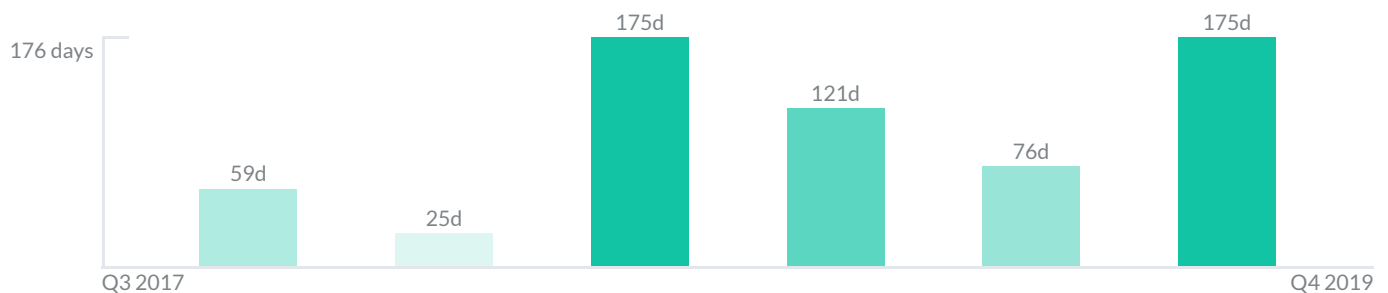
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

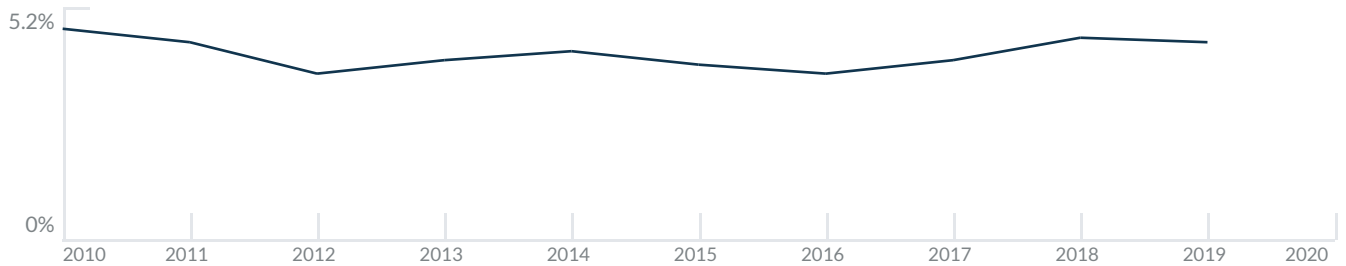


Mortgage Rates

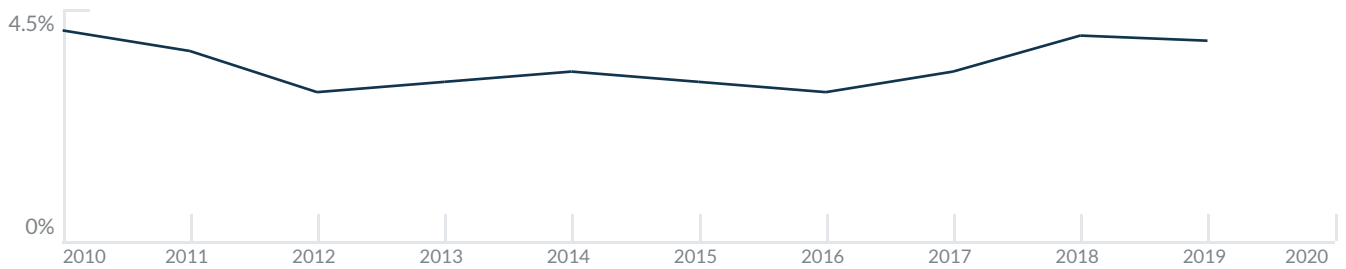
PER YEAR

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©

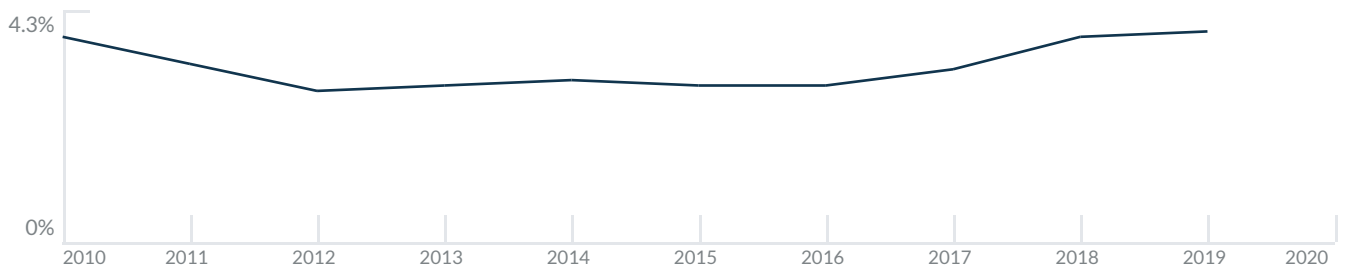
30 YEARS FIXED 4.4%



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
Aventura City Of Excellence School	Aspirra Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

Insights

IN KAI AT BAY HARBOR

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

2 BEDS
\$547,000
 AVERAGE PRICE
 5 FOR SALE
 3 FOR RENT

3 BED
\$1,700,000
 AVERAGE PRICE
 1 FOR SALE
 1 FOR RENT

-1.6% to 56.7%
 CAP RATE
 Yearly net income when rent

5.7%
 NEGOTIABILITY
 What you can negotiate

6
 AVAILABLE

0
 SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Kai at Bay Harbor

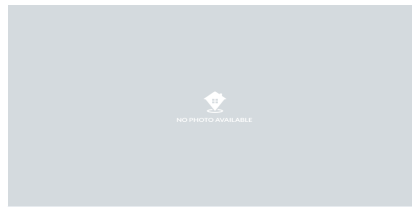


\$3,500



UNIT 4D-N

RENTED | AUG 2020

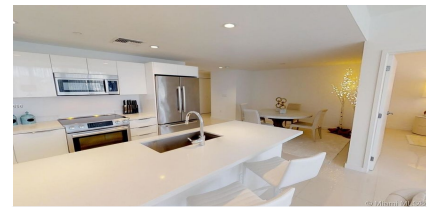


\$3,000



UNIT 4E-N

RENTED | JUL 2020



\$3,000



UNIT 3A-N

RENTED | JUL 2020

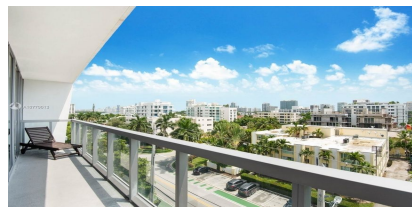


\$3,000



UNIT 6A-S

RENTED | JUL 2020



\$3,600



UNIT 6B-N

RENTED | JUL 2020



\$3,500



UNIT 6C-N

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN KAI AT BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
N/A	\$595,000	2/2	\$379.7	1,567	Dec 2019	35
4C-S	\$595,000	2/2	\$466.3	1,276	Nov 2019	314
6E-S	\$769,000	1/2	\$695.3	1,106	Apr 2019	76
4A-N...	\$610,000	2/2	\$491.9	1,240	May 2018	121
3G N...	\$1,100,000	3/3	\$584.5	1,882	Feb 2018	241
3G N...	\$1,100,000	3/3	\$584.5	1,882	Feb 2018	241
6D	\$699,000	2/2	N/A	N/A	Jan 2018	43
5F No...	\$3,600	2/2	\$2.7	1,329	Nov 2017	25
6C So...	\$3,200	2/2	\$2.5	1,275	Sep 2017	95
4D So...	\$3,200	2/2	\$2.5	1,280	Jul 2017	22

Rented

LAST 20 PROPERTIES RENTED IN KAI AT BAY HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4D-N	\$3,500	2/2	\$2.7	1,280	Aug 2020	38
4E-N	\$3,000	2/2	\$2.7	1,106	Jun 2020	29
3A-N	\$3,000	2/2	\$2.4	1,239	Jun 2020	94
6A-S	\$3,000	2/2	\$2.4	1,239	Jan 2020	22
6B-N	\$3,600	2/3	\$2.7	1,335	Jan 2020	54
6C-N	\$3,500	2/2	\$2.7	1,276	Jan 2020	26
1045	\$5,500	3/5	\$2.4	2,290	Sep 2019	97
4BS	\$3,195	3/3	\$2.4	1,335	Jul 2019	118
7B-S	\$3,500	2/3	\$2.6	1,335	Apr 2019	50
3C-S	\$3,500	2/2	\$2.7	1,276	Feb 2019	41
4C-S	\$3,200	2/2	\$2.5	1,276	Dec 2018	6
6E-N	\$3,250	2/2	\$2.9	1,106	Oct 2018	36
3C-N	\$3,200	2/2	\$2.5	1,276	Oct 2018	50
5B-N	\$3,400	2/3	\$2.5	1,335	Sep 2018	21
3G-S	\$3,800	3/3	\$2.0	1,882	Aug 2018	55
4A-N	\$3,100	2/2	\$2.5	1,239	Jul 2018	21
7C-S	\$3,200	2/2	\$2.5	1,300	May 2018	25
5E-N	\$3,000	1/2	\$2.7	1,106	Apr 2018	169
5E-N	\$3,000	1/2	\$2.7	1,106	Apr 2018	169
4F-N	\$4,000	3/2	\$3.0	1,330	Mar 2018	19

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3B-S	\$590,000	2/3	\$441.9	1335	Aug 2020	N/A
4C-S	\$645,000	2/2	\$505.5	1276	Aug 2020	CARLOS ALFR...
5B-N	\$645,000	2/3	\$483.1	1335	Aug 2020	DANIEL NAVA...
6C-S	\$3,300	2/2	\$2.6	1275	Aug 2020	N/A
6E-N	\$3,250/mth	2/2	\$2.9	1106	Aug 2020	N/A
7G-S	\$1,700,000	3/3	\$903.3	1882	Jul 2020	N/A
7A-S	\$3,400/mth	2/2	\$2.7	1239	Jun 2020	ANTONIO CA...
7G-S	\$7,500/mth	3/3	\$4.0	1882	Jul 2020	N/A
7C-N	\$850,000	2/2	\$666.1	1276	Aug 2020	LLC 3D DEVEL...
7B-S	\$3,400/mth	2/3	\$2.5	1335	Aug 2020	N/A