



The Palace

10101 collins ave
Bal Harbour, FL 33154

Every month we compile this comprehensive market report focus on The Palace 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 thepalacecondosforsale.com.

Property Stats

POSTAL CODE 33154

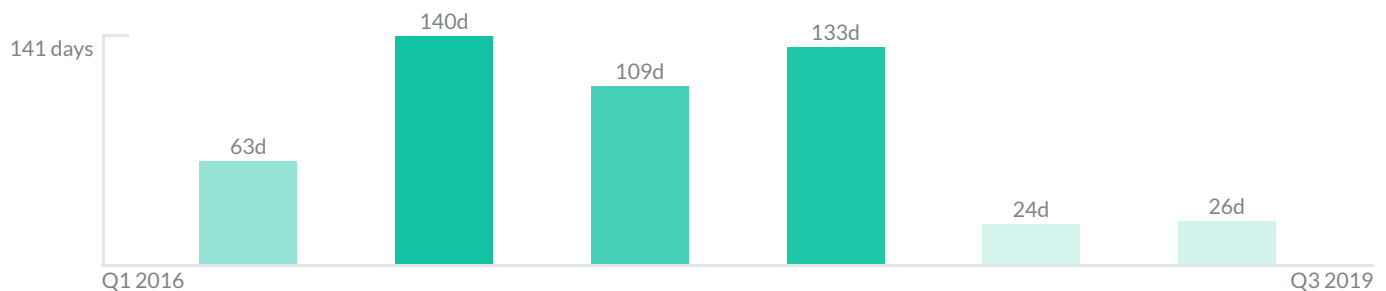
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Aventura City Of Excellence School
10/10

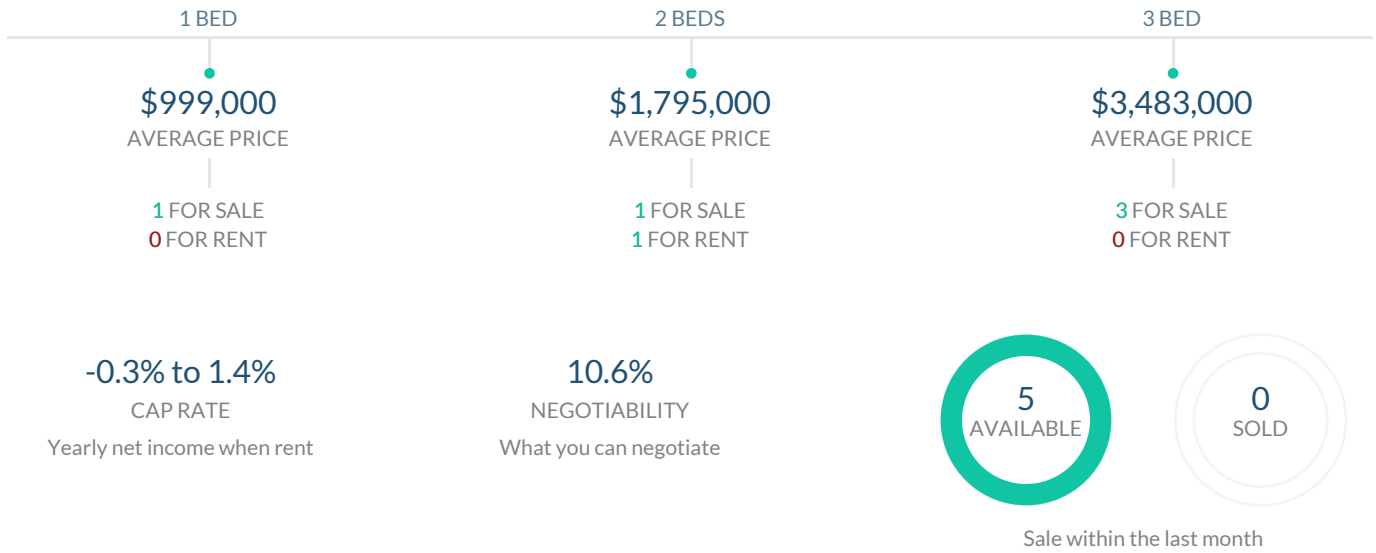
MIDDLE SCHOOL
North Miami Middle School
4/10

HIGH SCHOOL
North Miami Senior High School
3/10

Insights

IN THE PALACE

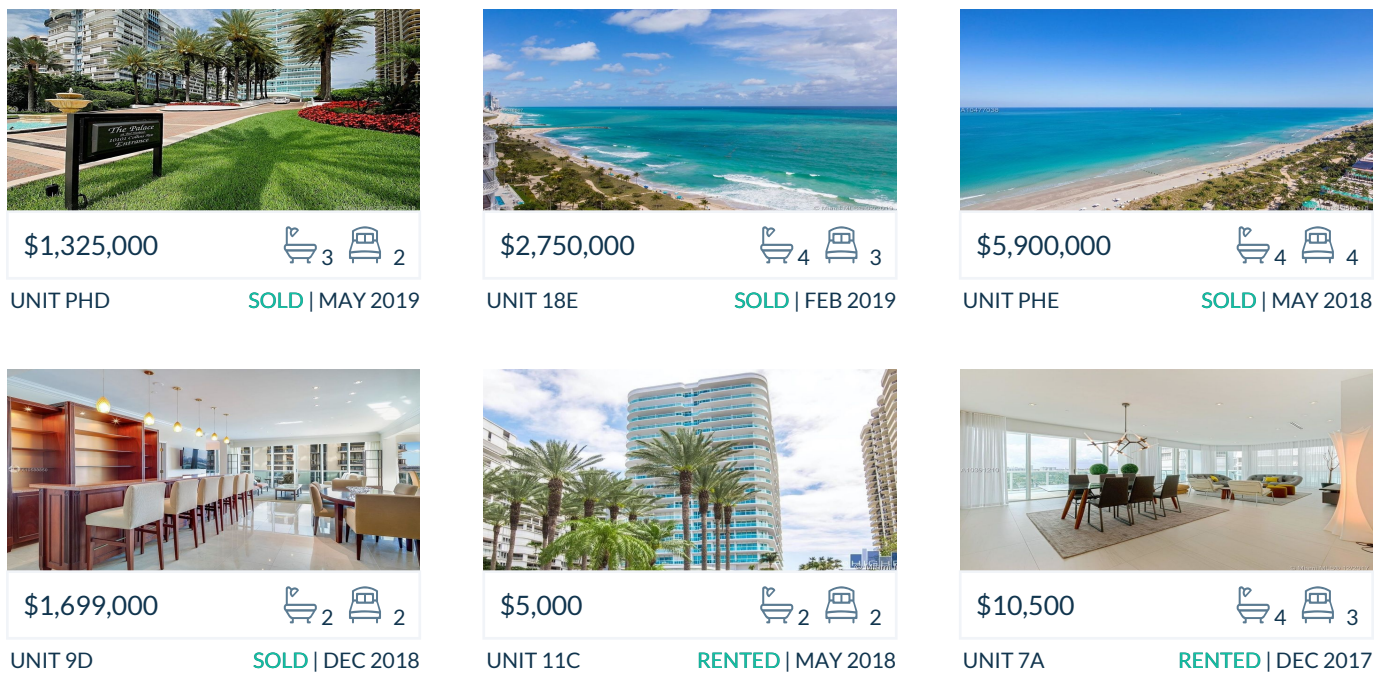
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Palace



Sold

LAST 20 PROPERTIES SOLD IN THE PALACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-------------|------------|-----------|-------|-------------|----------------|
| PHD | \$1,325,000 | 2/3 | \$599.5 | 2,210 | Jul 2019 | 26 |
| 18E | \$2,750,000 | 3/4 | \$745.3 | 3,690 | May 2019 | 24 |
| PHE | \$5,900,000 | 4/4 | \$799.5 | 7,380 | Mar 2019 | 246 |
| 9D | \$1,699,000 | 2/2 | \$768.8 | 2,210 | Jan 2019 | 19 |
| 11C | \$1,395,000 | 2/2 | \$680.5 | 2,050 | Apr 2017 | 109 |
| 19B | \$2,995,000 | 2/4 | \$963.0 | 3,110 | Mar 2017 | 122 |
| 16F | \$3,890,000 | 2/5 | \$1,054.2 | 3,690 | Feb 2017 | 131 |
| 19A | \$2,650,000 | 2/3 | \$852.1 | 3,110 | Feb 2017 | 290 |
| 11A | \$1,999,999 | 3/3 | \$643.1 | 3,110 | Feb 2017 | 15 |
| 14C | \$1,395,000 | 2/2 | \$680.5 | 2,050 | Feb 2016 | 63 |
| 7A | \$2,350,000 | 2/3 | \$755.6 | 3,110 | Nov 2015 | 110 |
| N/A | \$1,395,000 | 2/2 | \$680.5 | 2,050 | Feb 2015 | 126 |
| 15C | \$1,300,000 | 2/3 | \$634.1 | 2,050 | Feb 2015 | 331 |
| 15E | \$4,900,000 | 3/5 | \$1,327.9 | 3,690 | Dec 2014 | 59 |
| 15D | \$1,429,000 | 2/3 | \$646.6 | 2,210 | Aug 2014 | 70 |
| PH1A | \$2,550,000 | 3/2 | \$819.9 | 3,110 | Jun 2014 | 147 |
| N/A | \$1,200,000 | 2/3 | \$585.4 | 2,050 | Jun 2014 | 71 |
| 15E | \$2,800,000 | 3/5 | \$758.8 | 3,690 | Mar 2014 | 84 |
| 19B | \$2,800,000 | 2/4 | \$900.3 | 3,110 | Feb 2014 | 24 |
| 8F | \$3,599,999 | 3/5 | \$975.6 | 3,690 | Jun 2013 | 66 |

Rented

LAST 20 PROPERTIES RENTED IN THE PALACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|----------|------------|---------|-------|-------------|----------------|
| 11C | \$5,000 | 2/2 | \$2.4 | 2,050 | Oct 2018 | 140 |
| 7A | \$10,500 | 3/4 | \$3.4 | 3,110 | Aug 2018 | 222 |
| 15D | \$6,800 | 2/3 | \$3.1 | 2,210 | Apr 2016 | 66 |
| 7D | \$5,300 | 2/2 | \$2.4 | 2,210 | Feb 2016 | 50 |
| N/A | \$6,000 | 2/2 | \$2.9 | 2,050 | Jan 2014 | 61 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|-----------|------|--------------|---------------|
| PH2B | \$3,500,000 | 3/3 | \$1,125.4 | 3110 | Aug 2019 | N/A |
| 4A | \$1,795,000 | 2/4 | \$577.2 | 3110 | May 2019 | N/A |
| 10H | \$999,000 | 1/2 | \$591.1 | 1690 | Apr 2019 | N/A |
| 15D | \$7,200/mth | 2/3 | \$3.3 | 2210 | Jul 2019 | N/A |
| 16E | \$2,750,000 | 3/3 | \$745.3 | 3690 | Apr 2019 | N/A |
| 19E | \$4,199,000 | 3/4 | \$1,137.9 | 3690 | Jun 2016 | VERA AFANA... |