

Market Report

July, 2020



The Palace

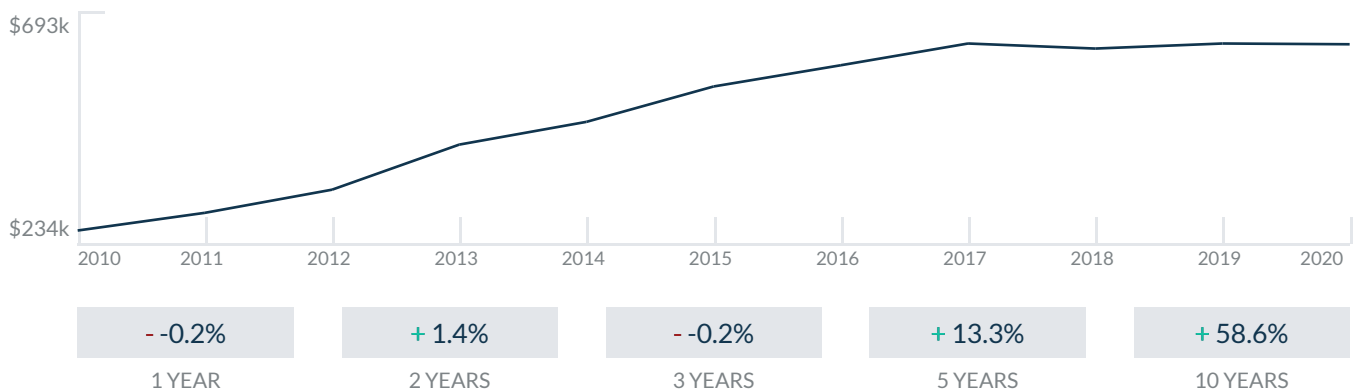
10101 collins ave
Bal Harbour, FL 33154

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

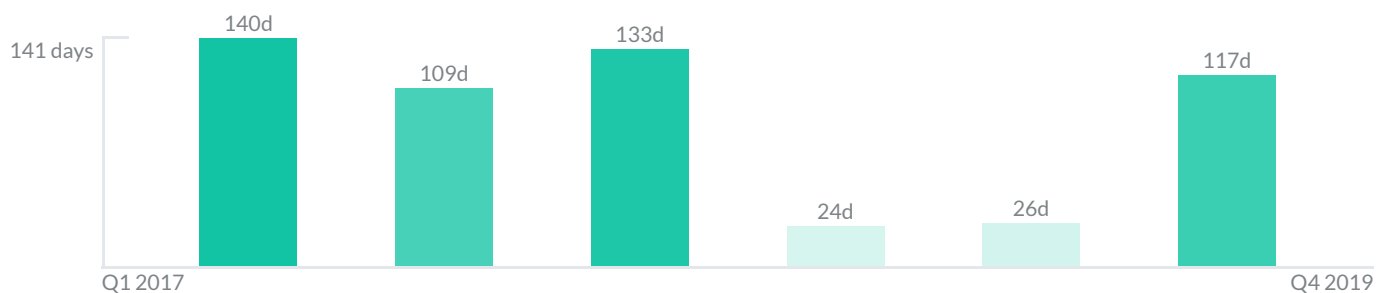
The property stats graph represents the median price evolution since ten years in your postal code area.



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

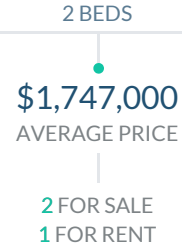
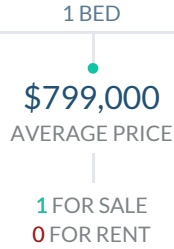
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	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 THE PALACE

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



2.5% to 4.5%
CAP RATE
Yearly net income when rent

13.1%
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 The Palace





\$119,900

1  0 


UNIT CAB31 **SOLD | DEC 2019**





\$2,750,000

4  3 


UNIT 16E **SOLD | JUN 2020**





\$1,325,000

4  2 


UNIT PHD **SOLD | FEB 2020**





\$2,750,000

4  3 


UNIT 18E **SOLD | FEB 2019**





\$5,900,000

5  4 

UNIT PHE **SOLD | FEB 2020**



\$1,699,000

3  2 

UNIT 9D **SOLD | FEB 2020**

Sold

LAST 20 PROPERTIES SOLD IN THE PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
CAB31	\$119,900	0/1	\$749.4	160	Dec 2019	56
16E	\$2,750,000	3/4	\$745.3	3,690	Nov 2019	178
PHD	\$1,325,000	2/4	\$599.5	2,210	Jul 2019	26
18E	\$2,750,000	3/4	\$745.3	3,690	May 2019	24
PHE	\$5,900,000	4/5	\$799.5	7,380	Mar 2019	246
9D	\$1,699,000	2/3	\$768.8	2,210	Jan 2019	19
11C	\$1,395,000	2/2	\$680.5	2,050	Apr 2017	109
11C	\$1,395,000	2/3	\$680.5	2,050	Apr 2017	109
19B	\$2,995,000	2/4	\$963.0	3,110	Mar 2017	122
19B	\$2,995,000	2/5	\$963.0	3,110	Mar 2017	122
16F	\$3,890,000	2/5	\$1,054.2	3,690	Feb 2017	131
16F	\$3,890,000	2/6	\$1,054.2	3,690	Feb 2017	131
19A	\$2,650,000	2/3	\$852.1	3,110	Feb 2017	290
19A	\$2,650,000	2/4	\$852.1	3,110	Feb 2017	290
11A	\$1,999,999	3/3	\$643.1	3,110	Feb 2017	15
11A	\$1,999,999	3/4	\$643.1	3,110	Feb 2017	15
14C	\$1,395,000	2/2	\$680.5	2,050	Feb 2016	63
14C	\$1,395,000	2/21	\$680.5	2,050	Feb 2016	63
7A	\$2,350,000	2/3	\$755.6	3,110	Nov 2015	110
7A	\$2,350,000	2/31	\$755.6	3,110	Nov 2015	110

Rented

LAST 20 PROPERTIES RENTED IN THE PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
11C	\$5,000	2/3	\$2.4	2,050	Oct 2018	140
7A	\$10,500	3/5	\$3.4	3,110	Aug 2018	222
15D	\$6,800	2/3	\$3.1	2,210	Apr 2016	66
15D	\$6,800	2/3	\$3.1	2,210	Apr 2016	66
7D	\$5,300	2/2	\$2.4	2,210	Feb 2016	50
7D	\$5,300	2/3	\$2.4	2,210	Feb 2016	50
16C	\$8,000	2/21	\$3.9	2,050	Mar 2015	221
N/A	\$6,000	2/2	\$2.9	2,050	Jan 2014	61
N/A	\$6,000	2/21	\$2.9	2,050	Jan 2014	61

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4A	\$1,599,999	2/5	\$514.5	3110	Jun 2020	AMIHAI SHOS...
6A	\$1,895,000	2/5	\$609.3	3110	Feb 2020	SONIA KAWA
10H	\$799,000	1/2	\$472.8	1690	Jun 2020	
15D	\$7,200/mth	2/3	\$3.3	2210	Feb 2020	N/A