

# Market Report

March, 2022



## 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](https://thepalacecondosforsale.com).

## Property Stats

POSTAL CODE 33154

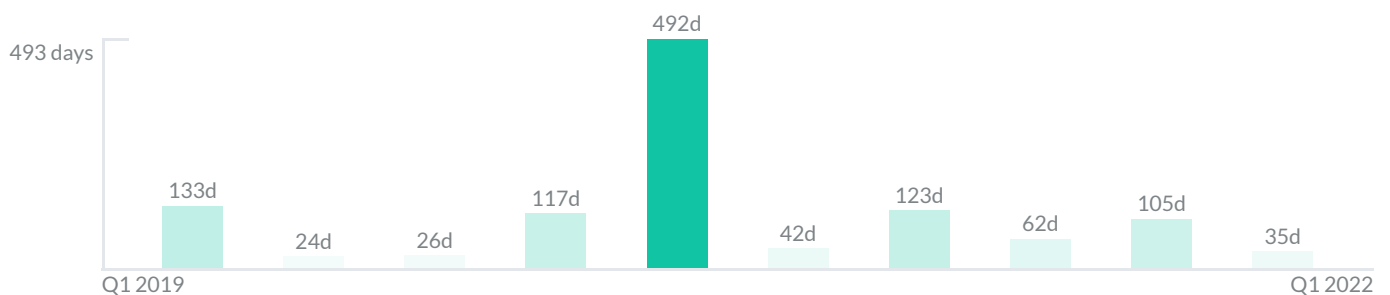
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

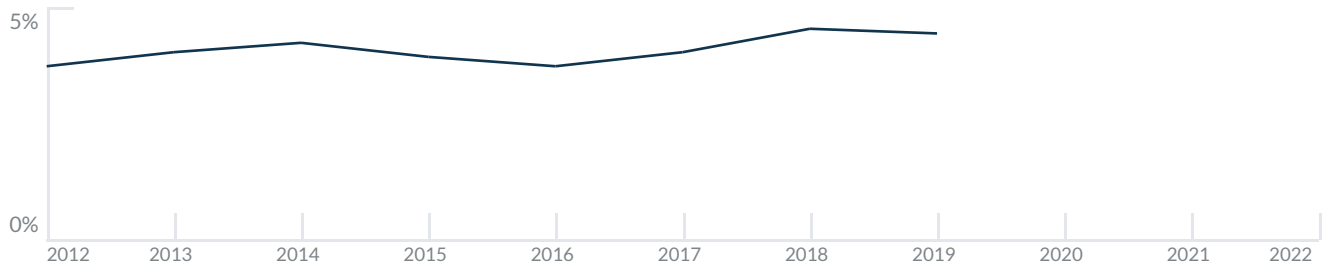


# Mortgage Rates

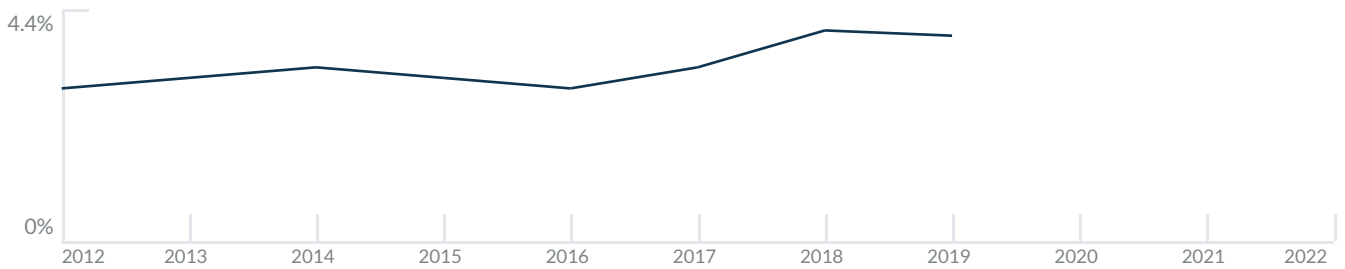
PER YEAR

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©

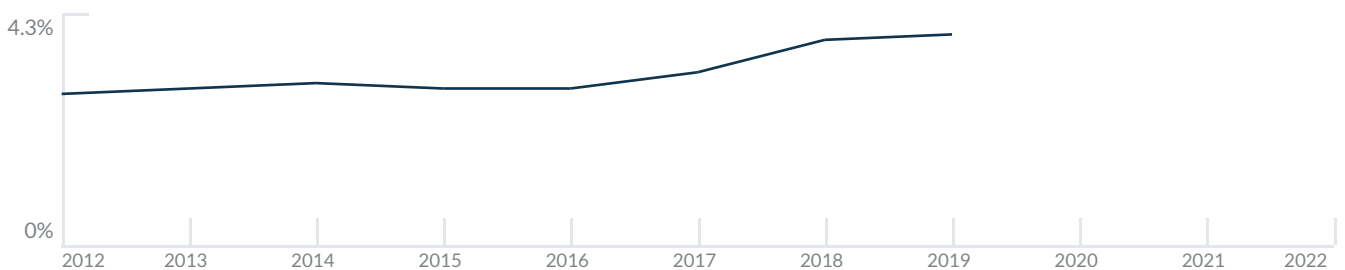
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

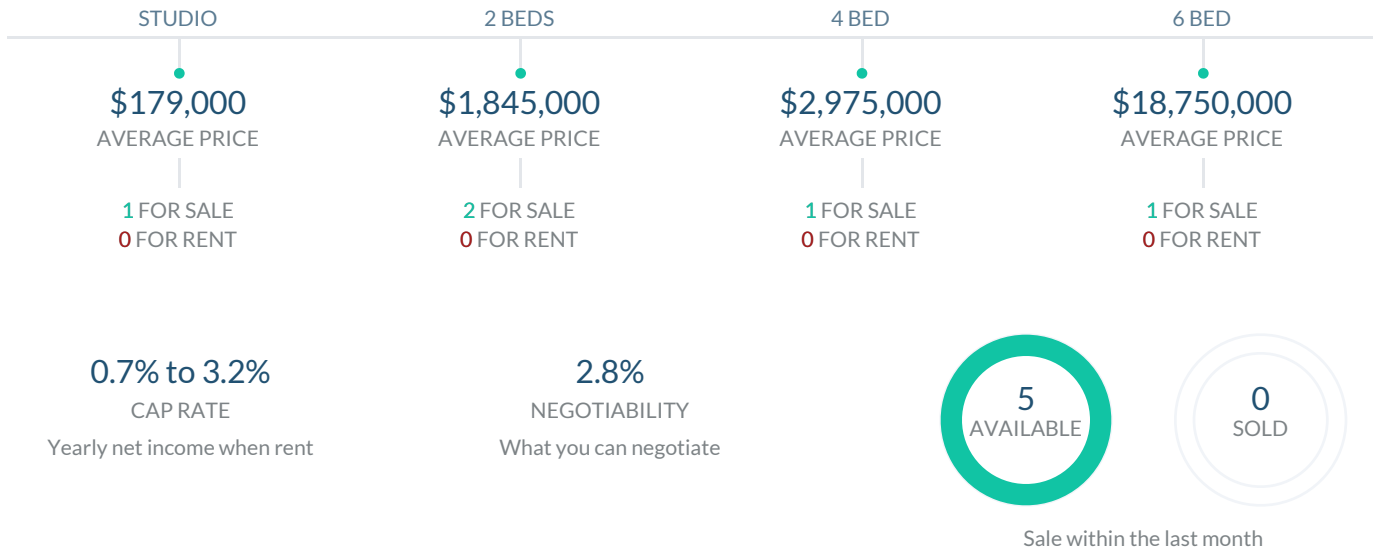
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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




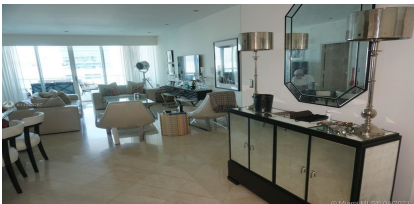

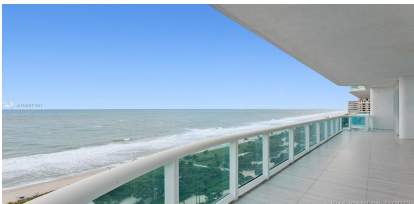
Below the average listing prices of available unit per property type.



# Activity

## SOLD OR RENTED

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

 <p>\$2,450,000</p> <p>UNIT 12A</p> <p>SOLD   FEB 2022</p> <p>4 Bath 4 Bed</p>	 <p>\$2,000,000</p> <p>UNIT 12A</p> <p>SOLD   JUL 2021</p> <p>5 Bath 2 Bed</p>	 <p>\$3,700,000</p> <p>UNIT 19B</p> <p>SOLD   FEB 2022</p> <p>3 Bath 3 Bed</p>
 <p>\$1,595,000</p> <p>UNIT 19C</p> <p>SOLD   JUL 2021</p> <p>4 Bath 2 Bed</p>	 <p>\$1,200,000</p> <p>UNIT 10C</p> <p>SOLD   JUN 2021</p> <p>3 Bath 2 Bed</p>	 <p>\$4,500,000</p> <p>UNIT 15E</p> <p>SOLD   JUN 2021</p> <p>6 Bath 3 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN THE PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
12A	\$2,450,000	4/4	\$787.8	3,110	Jan 2022	35
12A	\$2,000,000	2/5	\$643.1	3,110	Jul 2021	6
19B	\$3,700,000	3/3	\$1,189.7	3,110	Jul 2021	203
19C	\$1,595,000	2/4	\$778.0	2,050	Jun 2021	11
10C	\$1,200,000	2/3	\$585.4	2,050	Jun 2021	19
15E	\$4,500,000	3/6	\$1,219.5	3,690	Jun 2021	156
4A	\$1,695,000	2/5	\$545.0	3,110	May 2021	60
8A	\$1,599,000	2/5	\$514.1	3,110	Mar 2021	50
CAB11	\$120,000	1/1	\$750.0	160	Jan 2021	160
6A	\$1,699,000	2/5	\$546.3	3,110	Jan 2021	160
8D	\$1,100,000	2/4	\$497.7	2,210	Oct 2020	42
10H	\$799,000	1/2	\$472.8	1,690	Aug 2020	492
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	3/6	\$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

## Rented

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LAST 20 PROPERTIES RENTED IN THE PALACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
11C	\$6,700	2/4	\$3.3	2,050	Apr 2021	33
6E	\$14,000	3/6	\$3.8	3,690	Feb 2021	37
16E	\$9,700	3/4	\$2.6	3,690	Nov 2020	40
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

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CAB31	\$179,000	0/1	\$1,118.8	160	Oct 2021	N/A
3E	\$2,975,000	4/5	\$806.2	3690	Dec 2021	DENNIS L NER...
7D	\$1,890,000	2/4	\$855.2	2210	Feb 2022	JUAN ROCA
7D	\$1,800,000	2/4	\$814.5	2210	Feb 2022	JUAN ROCA
17E &...	\$18,750,000	6/8	\$2,540.7	7380	Feb 2022	DEBRA MERL...