Market Report
December, 2024

Knollwood Bay Harbor

10110 W Bay Harbor Dr
Bay Harbor, FL 33154

Every month we compile this comprehensive market report focus on Knollwood Bay Harbor 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 knollwoodbayharbor.com.

Property Stats

POSTAL CODE 33154

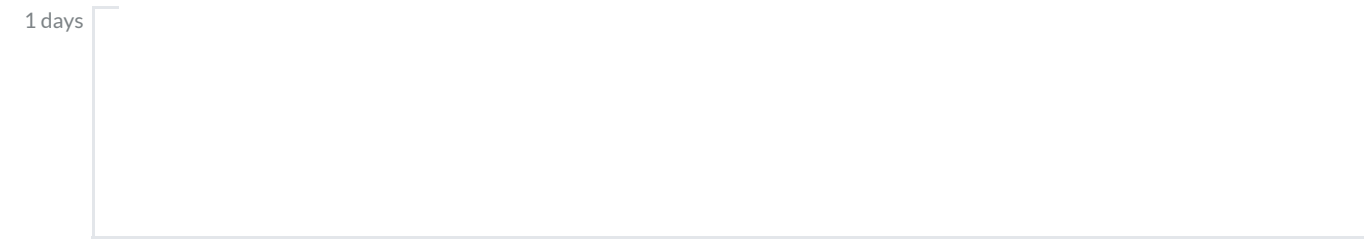
The property stats graph represents the median price evolution since ten years in your postal code area.

+ 2.3%	+ 16.3%	+ 29.4%	+ 41.4%	+ 56.4%
1 YEAR	2 YEARS	3 YEARS	5 YEARS	10 YEARS

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!

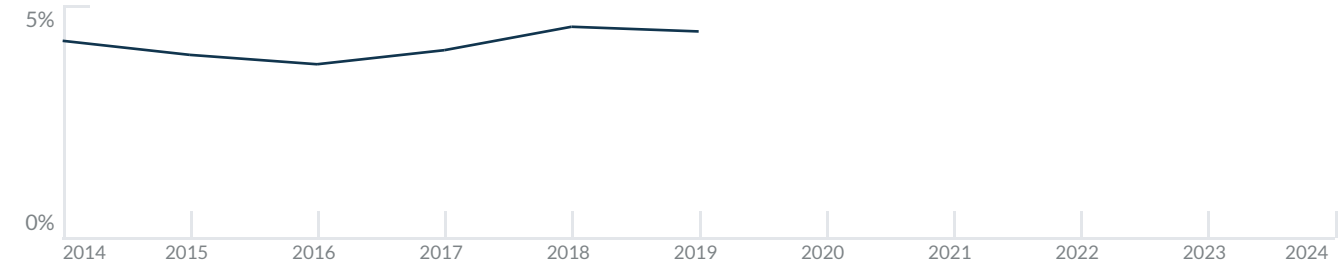


Mortage Rates

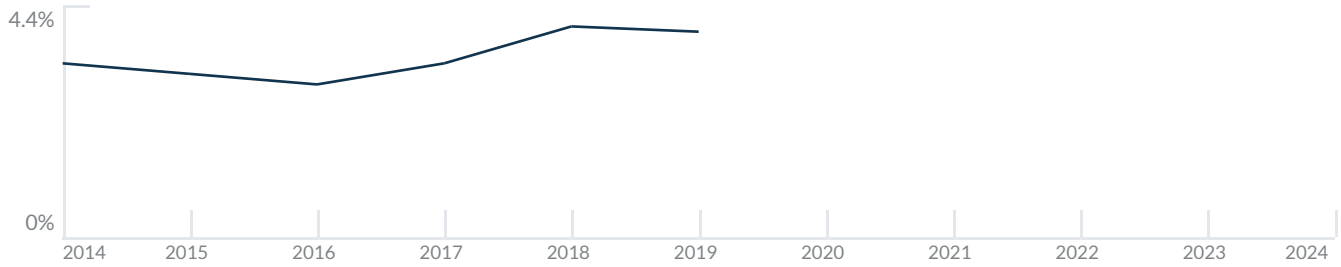
PER YEAR

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©

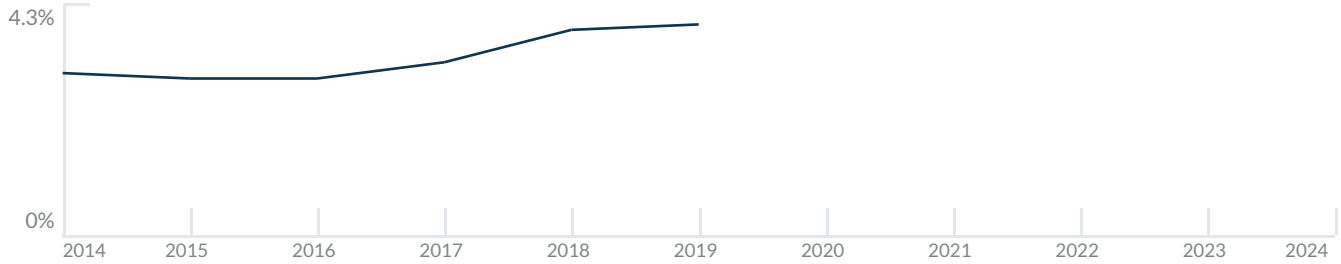
30 YEARS FIXED 4.4%



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	Aspira Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

Insights

IN KNOLLWOOD BAY HARBOR

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

% to %
CAP RATE
Yearly net income when rent

0%
NEGOTIABILITY
What you can negotiate

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

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

$449,000	2	2	UNIT 3 — SOLD | JUL 2021
$1,800	1	1	UNIT 6 — RENTED | JUL 2021
$1,200	1	0	UNIT 6 — RENTED | APR 2024
$1,300	1	1	UNIT 3 — RENTED | JUL 2021
$5,000	3	3	UNIT 5 — RENTED | JUL 2021
$1,250	1	1	UNIT 2 — RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN KNOLLWOOD BAY HARBOR

Unit	Price	Beds/Baths	$/Sqft	Sqft	Buying Date	Days on Market
3	$449,000	2/2	$374.2	1,200	Sep 2020	1
6	$220,000	2/2	$169.2	1,300	May 2012	184
3	$250,000	2/2	$208.3	1,200	Jul 2011	10

Rented

LAST 20 PROPERTIES RENTED IN KNOLLWOOD BAY HARBOR

Unit	Price	Beds/Baths	$/Sqft	Sqft	Rented Date	Days on Market
6	$1,800	1/1	$2.7	665	Nov 2019	43
6	$1,200	0/1	$1.7	690	Aug 2019	13
3	$1,300	1/1	$1.9	690	Jul 2019	52
5	$5,000	3/3	$2.5	2,000	May 2019	9
2	$1,250	1/1	$2.1	600	Apr 2019	8
2	$2,500	3/2	$1.9	1,300	Apr 2018	37
10	$975	1/1	$1.1	850	Aug 2011	43
3	$1,000	1/1	$1.2	850	Oct 2010	35
2	$1,800	3/2	$1.4	1,300	Jun 2010	21
5	$750	0/1	$1.3	600	May 2010	30
10	$999	1/1	$1.6	635	Apr 2010	65
6	$750	0/1	$1.3	600	Nov 2009	40