

# Market Report

May, 2022



## Harding Villa

6965 Harding Ave  
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Harding Villa 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 [hardingvilla.com](http://hardingvilla.com).

## Property Stats

POSTAL CODE 33141

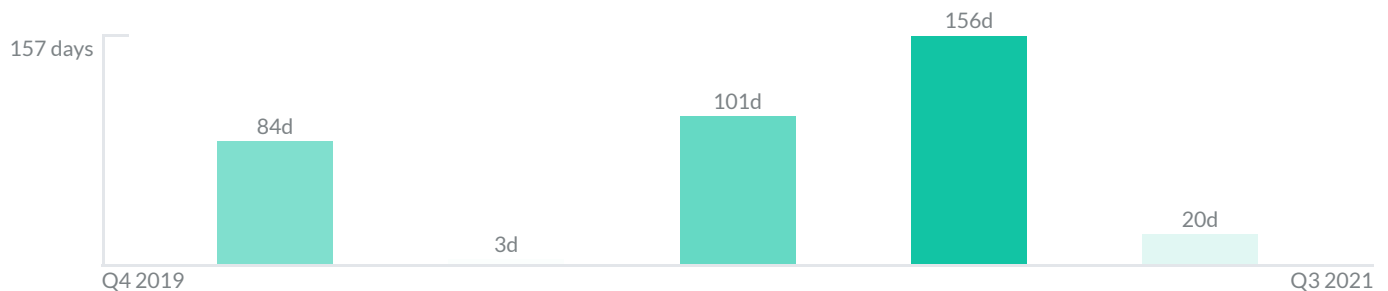
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



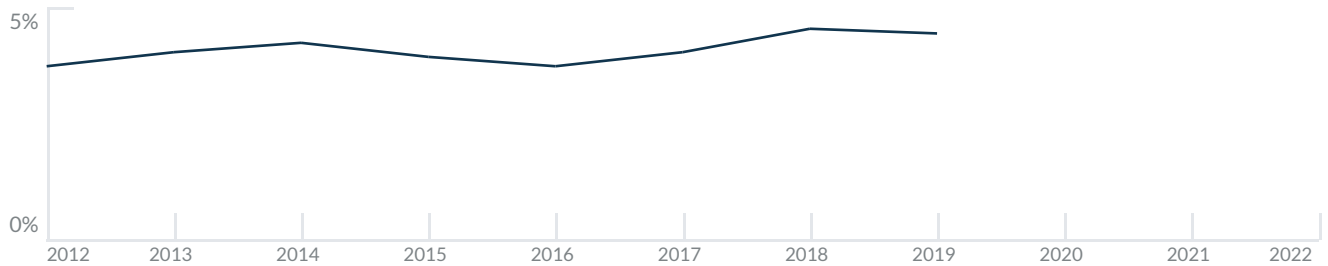
# Mortgage Rates

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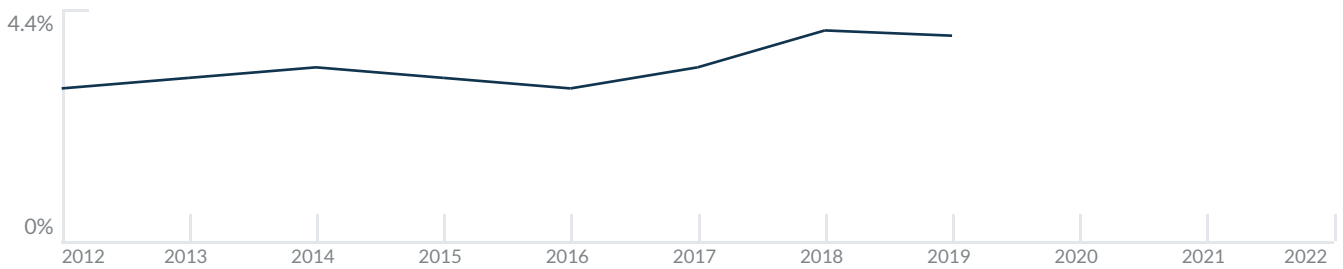
PER YEAR

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©

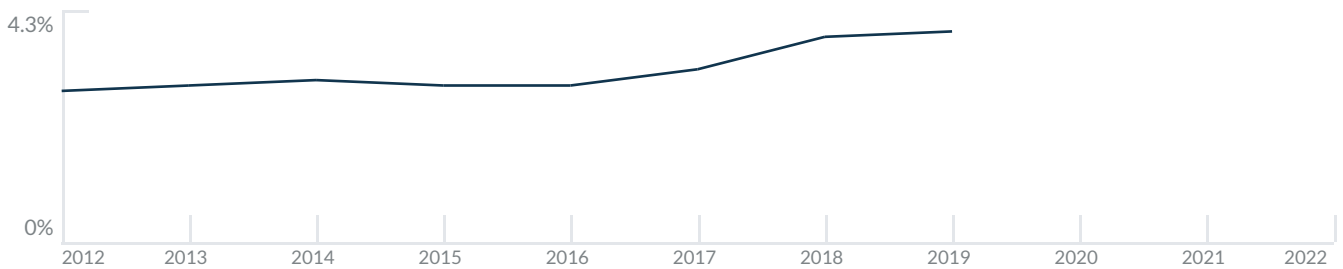
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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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  
Mater Academy Miami Beach  
8/10

MIDDLE SCHOOL  
Miami Arts Charter School  
10/10

HIGH SCHOOL  
North Miami Senior High School  
3/10

# Insights

IN HARDING VILLA

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

% to %

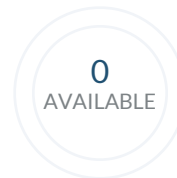
CAP RATE

Yearly net income when rent

3%

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 Harding Villa



\$220,000



UNIT 401

SOLD | AUG 2021



\$240,000



UNIT 502

SOLD | JUL 2021



\$1,700



UNIT 502

RENTED | JUN 2021

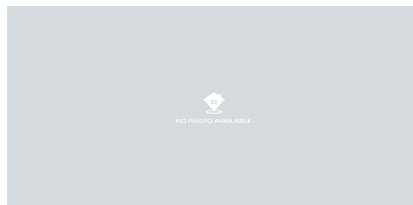


\$220,000



UNIT 501

SOLD | JUN 2021



\$1,375



UNIT 401

RENTED | JUL 2021



\$1,650



UNIT 502

RENTED | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN HARDING VILLA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
401	\$220,000	1/2	\$292.6	752	Jul 2021	20
502	\$240,000	2/2	\$285.7	840	Jun 2021	156
501	\$220,000	2/2	\$292.6	752	Jul 2020	101
407	\$160,000	1/2	\$246.9	648	Feb 2020	3
406	\$199,000	1/2	\$315.9	630	Nov 2019	84
307	\$154,900	1/2	\$239.0	648	Aug 2018	7
502	\$239,000	2/2	\$284.5	840	Mar 2017	47
502	\$239,000	2/2	\$284.5	840	Mar 2017	47
205	\$240,000	2/2	\$240.0	1,000	Aug 2015	197
205	\$240,000	2/2	\$240.0	1,000	Aug 2015	197
501	\$225,000	2/2	\$299.2	752	Jun 2015	38
501	\$225,000	2/2	\$299.2	752	Jun 2015	38
202	\$250,000	2/2	\$250.0	1,000	Nov 2014	697
202	\$250,000	2/2	\$250.0	1,000	Nov 2014	697
201	\$185,000	1/2	\$246.0	752	Feb 2013	117
201	\$110,000	2/1	\$146.3	752	Jul 2012	30

## Rented

LAST 20 PROPERTIES RENTED IN HARDING VILLA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
502	\$1,700	2/2	\$2.0	840	May 2021	2
401	\$1,375	1/2	\$1.8	752	Jul 2020	24
502	\$1,650	2/2	\$2.0	840	Mar 2020	72
401	\$1,300	1/2	\$1.7	752	Apr 2019	38
502	\$1,600	2/2	\$1.9	840	Feb 2019	51
306	\$1,400	1/2	\$2.2	630	Aug 2018	118
406	\$1,350	1/2	\$2.1	630	Jul 2018	127
502	\$1,600	2/2	\$1.9	840	Jan 2018	61
502	\$1,600	2/2	\$1.9	840	Jan 2018	61
207	\$1,300	1/1	\$2.0	648	Jun 2017	113
207	\$1,300	1/2	\$2.0	648	Jun 2017	113
207	\$1,300	1/1	\$2.0	648	Apr 2016	9
207	\$1,300	1/2	\$2.0	648	Apr 2016	9
N/A	\$1,400	1/1	\$2.2	630	Sep 2015	27
406	\$1,400	1/11	\$2.2	630	Sep 2015	27
207	\$1,250	1/1	\$1.9	648	Apr 2015	16
207	\$1,250	1/11	\$1.9	648	Apr 2015	16
406	\$1,350	1/11	\$2.1	630	Aug 2013	56
# 401	\$1,100	1/2	\$1.5	752	Jun 2012	21
401	\$1,150	1/2	\$1.5	752	Dec 2011	35