

Market Report

March, 2024



Dorbe Gardens

9350 E Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Dorbe Gardens 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 dorbegardens.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!

1 days

Mortgage Rates

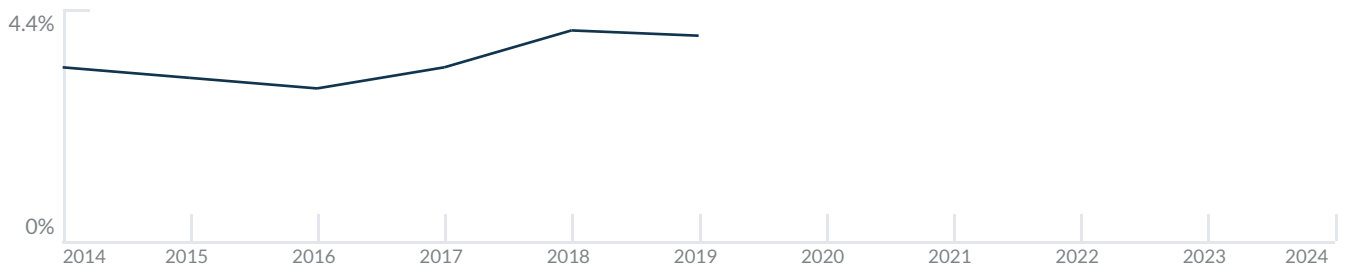
PER YEAR

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©

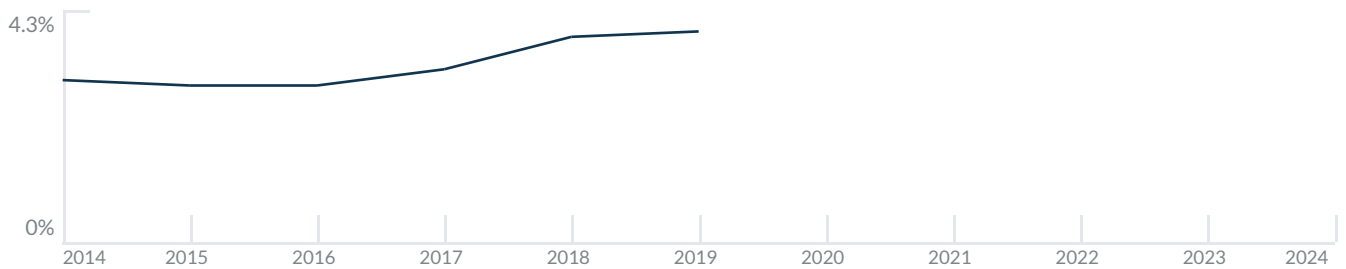
30 YEARS FIXED 4.4%



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

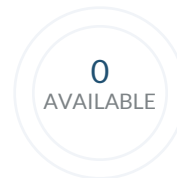
Insights

IN DORBE GARDENS

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





Sale within the last month


Activity


SOLD OR RENTED


Below the latest transactions reported by the local MLS Association for Dorbe Gardens


\$1,650 
UNIT 4 **RENTED** | JUN 2021

\$1,400 
UNIT 1 **RENTED** | JUL 2021

\$1,325 
UNIT 7 **RENTED** | JUN 2021

\$1,700 
UNIT 301 **RENTED** | JUL 2021

\$1,800 
UNIT 303 **RENTED** | JUN 2021

\$2,100 
UNIT 401 **RENTED** | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN DORBE GARDENS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
303	\$169,000	2/2	\$181.9	929	Jul 2019	160
7	\$155,000	1/1	\$213.8	725	Oct 2018	7
N/A	\$179,900	1/1	\$248.1	725	Aug 2015	34
7	\$179,900	1/1	\$248.1	725	Aug 2015	34
N/A	\$250,000	2/2	\$234.7	1,065	Apr 2015	10
8	\$250,000	2/2	\$234.7	1,065	Apr 2015	10
5	\$175,000	1/1	\$244.8	715	Feb 2015	46
5	\$175,000	1/1	\$244.8	715	Feb 2015	46
1	\$139,999	1/1	\$195.8	715	Mar 2014	127
1	\$139,999	1/1	\$195.8	715	Mar 2014	127
303	\$189,000	2/2	\$203.4	929	Sep 2013	26
N/A	\$145,000	2/1	\$192.1	755	Apr 2013	10
6	\$145,000	2/1	\$192.1	755	Apr 2013	10
N/A	\$123,500	2/2	\$132.9	929	Jan 2013	13
2	\$120,000	2/1	\$158.9	755	Dec 2012	38
203	\$144,888	2/2	\$156.0	929	Aug 2012	13
401	\$98,000	2/2	\$105.5	929	Oct 2010	319
8	\$120,000	2/2	\$112.7	1,065	Jun 2010	542
4	\$88,000	2/2	\$82.6	1,065	Aug 2009	35

Rented

LAST 20 PROPERTIES RENTED IN DORBE GARDENS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4	\$1,650	2/2	\$1.5	1,065	Dec 2020	39
1	\$1,400	1/1	\$2.0	715	Oct 2020	68
7	\$1,325	1/1	\$1.8	725	Jul 2020	N/A
301	\$1,700	2/2	\$1.8	929	Jan 2020	313
303	\$1,800	2/2	\$1.9	929	Oct 2019	11
401	\$2,100	2/2	\$2.3	929	Oct 2019	79
4	\$1,400	1/1	\$2.1	680	Sep 2019	16
4	\$1,650	2/2	\$1.5	1,065	Aug 2019	26
7	\$1,400	1/1	\$2.1	680	Jul 2019	35
4	\$1,400	1/1	\$2.1	680	Jul 2019	1
9	\$1,400	1/1	\$2.1	680	May 2019	32
7	\$1,250	1/1	\$1.7	725	Apr 2019	153
3A	\$1,450	1/2	\$2.2	650	Apr 2019	14
2	\$1,550	2/1	\$2.1	755	Dec 2018	150
1	\$1,400	1/1	\$2.0	715	Sep 2018	22
6	\$1,600	2/1	\$2.1	755	Aug 2018	49
4	\$1,650	2/2	\$1.5	1,065	Apr 2018	80
N/A	\$1,300	1/1	\$1.8	715	Jan 2017	49
3	\$1,300	1/1	\$1.8	715	Jan 2017	49
N/A	\$1,300	1/1	\$1.8	715	Dec 2016	17