

Market Report

February, 2024



Blair House Condo-West Bldg

9102 W Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on Blair House Condo-West Bldg in this convenient and easy to read format. Our data 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 blairhousecondosforsale.com.

Property Stats

POSTAL CODE 33154

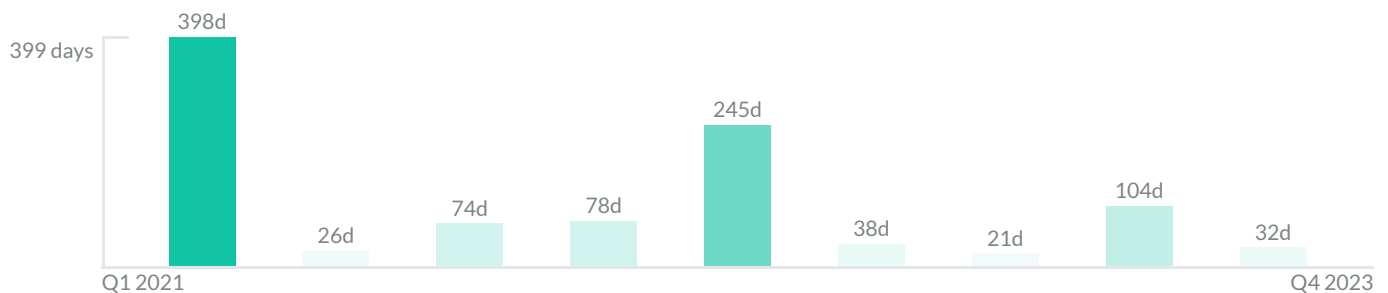
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

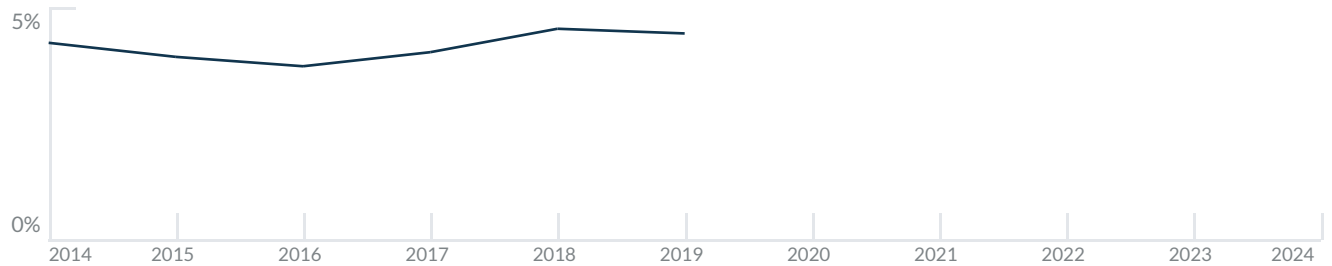


Mortgage Rates

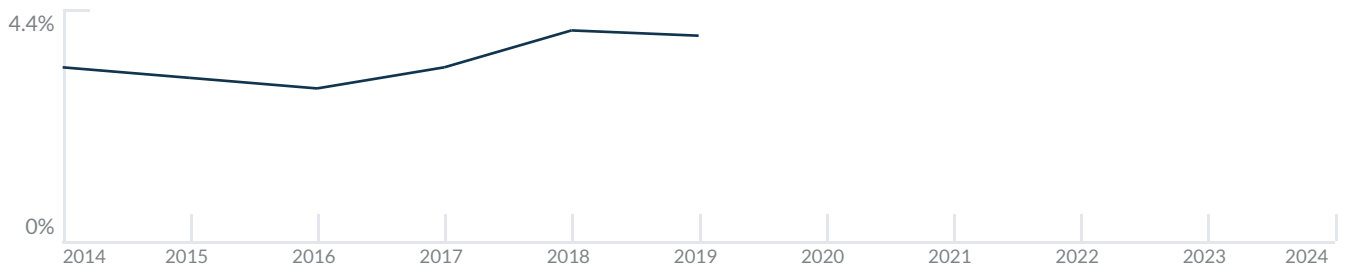
PER YEAR

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©

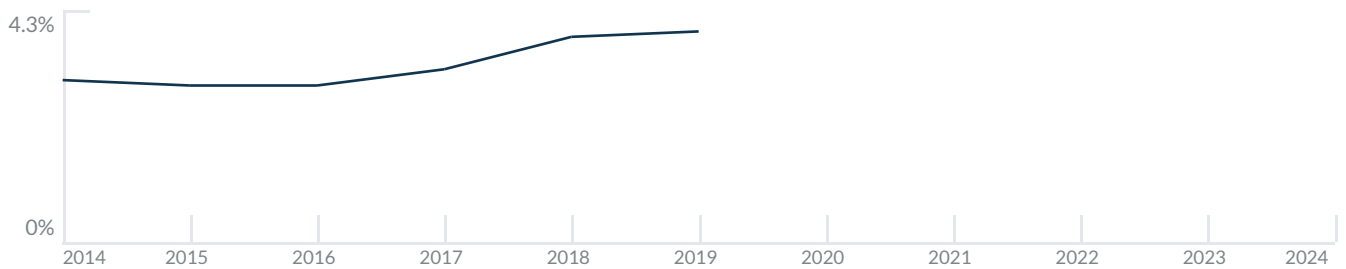
30 YEARS FIXED 4.4%



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
Mater Academy Miami Beach	Aspira Raul Arnaldo Martinez Charter School	North Miami Senior High School
8/10	2/10	3/10

Insights

IN BLAIR HOUSE CONDO-WEST BLDG

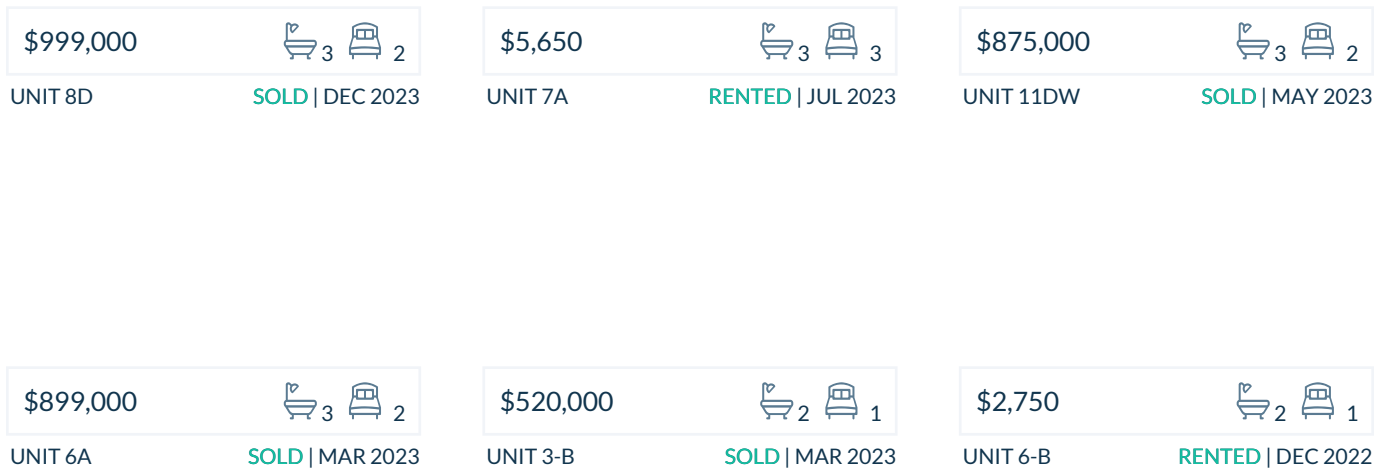
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Blair House Condo-West Bldg



Sold

LAST 20 PROPERTIES SOLD IN BLAIR HOUSE CONDO-WEST BLDG

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
8D	\$999,000	2/3	\$548.9	1,820	Dec 2023	32
11DW	\$875,000	2/3	\$480.8	1,820	May 2023	104
6A	\$899,000	2/3	\$507.9	1,770	Mar 2023	20
3-B	\$520,000	1/2	\$452.2	1,150	Mar 2023	21
2A	\$979,000	2/3	\$489.0	2,002	Sep 2022	38
9BW	\$435,000	1/2	\$378.3	1,150	May 2022	245
9A	\$875,000	2/3	\$494.4	1,770	Mar 2022	8
3A	\$850,000	3/2	\$480.2	1,770	Mar 2022	70
10D	\$850,000	2/3	\$467.0	1,820	Jan 2022	252
11-BC	\$1,200,000	3/3	\$521.7	2,300	Jan 2022	3
7D	\$1,135,000	4/5	\$382.2	2,970	Jan 2022	56
10A	\$890,000	2/3	\$502.8	1,770	Nov 2021	74
5A	\$629,000	2/3	\$355.4	1,770	Sep 2021	26
6-B	\$298,000	1/2	\$259.1	1,150	Mar 2021	409
7B	\$335,000	2/2	\$291.3	1,150	Jan 2021	387
5C	\$349,000	1/2	\$303.5	1,150	Oct 2020	66
7BE	\$435,000	2/2	\$378.3	1,150	Aug 2020	381
5 B	\$309,900	1/1	\$269.5	1,150	Apr 2020	626
5-D	\$549,999	2/3	\$302.2	1,820	Mar 2020	19
6A	\$450,000	2/3	\$254.2	1,770	Jan 2020	118

Rented

LAST 20 PROPERTIES RENTED IN BLAIR HOUSE CONDO-WEST BLDG

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
7A	\$5,650	3/3	\$3.2	1,770	Jul 2023	13
6-B	\$2,750	1/2	\$2.4	1,150	Nov 2022	8
5B	\$4,000	1/2	\$3.5	1,150	Oct 2022	9
9BW	\$3,590	1/2	\$3.1	1,150	Aug 2022	28
2C	\$3,200	1/2	\$2.8	1,150	Aug 2022	18
7A	\$4,900	2/3	\$2.8	1,770	Sep 2021	3
5D	\$4,750	2/3	\$2.6	1,820	Mar 2021	14
11D	\$4,000	2/3	\$2.2	1,820	Jan 2021	459
4-C	\$1,750	1/2	\$1.5	1,150	Feb 2020	130
6D	\$3,299	2/3	\$1.8	1,820	Dec 2019	134
7D	\$5,750	4/5	\$1.9	2,970	Dec 2019	39
9	\$1,650	1/1	\$2.2	740	Sep 2019	29
4-C	\$1,750	1/2	\$1.5	1,150	Aug 2019	2
3C	\$1,900	1/2	\$1.7	1,150	Jul 2019	22
5A	\$3,000	2/3	\$1.7	1,770	May 2019	212
10D	\$3,300	2/3	\$1.8	1,820	Apr 2019	62
3A	\$4,000	3/3	\$2.3	1,770	Mar 2019	95
10-B	\$2,000	1/2	\$1.5	1,300	Feb 2018	62
10-B	\$1,950	1/1	\$1.7	1,150	Oct 2017	221
10-B	\$1,950	1/2	\$1.7	1,150	Oct 2017	221

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2C	\$495,000	1/2	\$430.4	1150	Nov 2022	STEPHANE C...
4B	\$665,000	2/2	\$578.3	1150	Dec 2023	MICHEL GHICA
5-D	\$6,350/mth	2/3	\$3.5	1820	Oct 2023	N/A
5B	\$549,999	1/2	\$478.3	1150	Jan 2024	EDWARD J B...