



## Palau Sunset Harbor

1201 20th Street  
Miami Beach, FL 33139

Every month we compile this comprehensive market report focus on Palau Sunset 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 [palausunsetharbor.com](http://palausunsetharbor.com).

## Property Stats

POSTAL CODE 33139

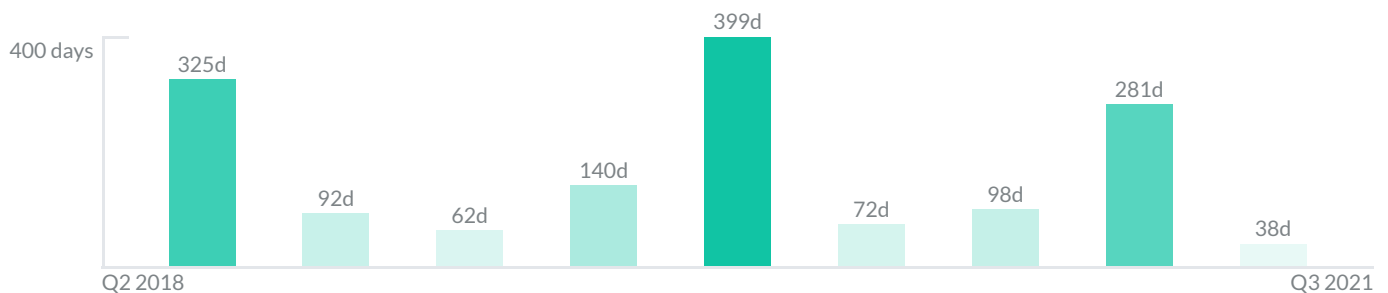
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

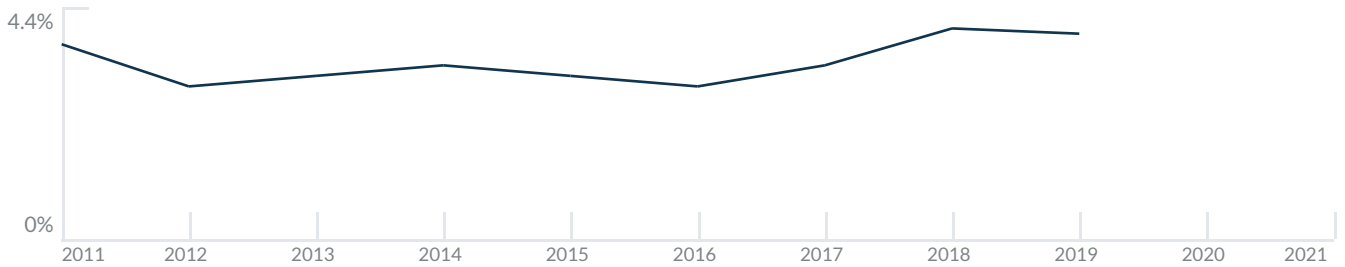
PER YEAR

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©

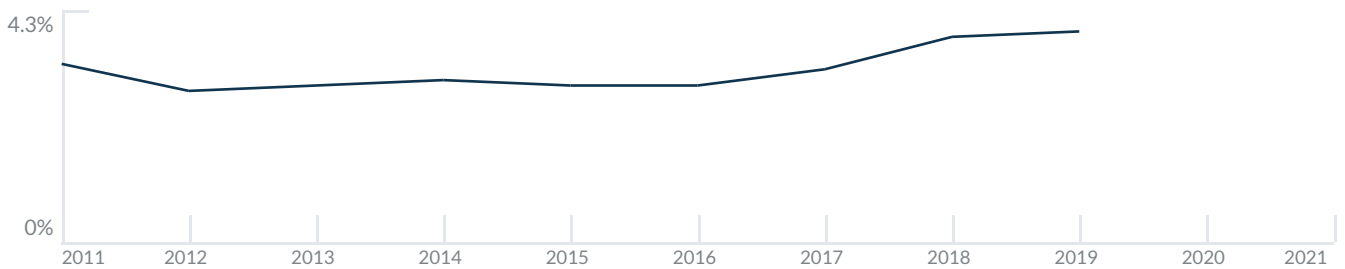
30 YEARS FIXED 4.4%



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
School For Advanced Studies in Math	De Hostos Youth Leadership Charter School	Art and Culture Senior High School
10/10	1/10	10/10

# Insights

IN PALAU SUNSET HARBOR

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

3 BED

\$2,290,000  
AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

-0.3% to -0.3%

CAP RATE

Yearly net income when rent

1277.3%

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 Palau Sunset Harbor

NO PHOTO AVAILABLE

\$3,950

1 1

UNIT 408 RENTED | OCT 2021

\$35

0 0

UNIT CU-8 SOLD | AUG 2021

\$14,000

4 3

UNIT 301 RENTED | JUL 2021

NO PHOTO AVAILABLE

\$2,500,000

4 3

UNIT 301 SOLD | JUL 2021

\$3,900

1 1

UNIT 208 RENTED | JUL 2021

\$1,280,000

0 0

UNIT CU-7 SOLD | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN PALAU SUNSET HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
CU-8	\$35	0/0	N/A	N/A	Aug 2021	74
301	\$2,500,000	3/4	\$1,095.1	2,283	Jul 2021	1
CU-7	\$1,280,000	0/0	\$1,216.7	1,052	Mar 2021	281
402	\$1,899,000	3/4	\$977.9	1,942	Oct 2020	98
CU-3	\$1,200,000	0/0	\$977.2	1,228	Sep 2020	72
207	\$899,000	2/2	\$861.1	1,044	Jul 2019	399
PH01	\$3,800,000	3/4	\$1,781.5	2,133	May 2019	122
409	\$1,125,000	2/3	\$935.2	1,203	Apr 2019	158
305	\$1,850,000	3/4	\$1,016.5	1,820	Mar 2019	62
413	\$579,000	1/2	\$826.0	701	Sep 2018	92
201	\$2,499,000	3/4	\$1,358.9	1,839	Jun 2018	39
406	\$1,249,000	2/2	\$894.7	1,396	May 2018	468
406	\$1,249,000	2/3	\$894.7	1,396	May 2018	468
209	\$995,000	2/2	\$767.2	1,297	Dec 2017	76
304	\$1,695,000	2/2	\$1,062.7	1,595	Oct 2017	357
304	\$1,695,000	2/3	\$1,062.7	1,595	Oct 2017	357
414	\$949,000	2/2	\$650.9	1,458	Aug 2017	489
313	\$525,000	1/1	\$673.1	780	Jun 2017	38
312	\$599,000	1/1	\$684.6	875	Jun 2017	295
412	\$688,000	1/1	N/A	N/A	Mar 2017	121

## Rented

LAST 20 PROPERTIES RENTED IN PALAU SUNSET HARBOR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
408	\$3,950	1/1	\$5.3	750	Oct 2021	7
301	\$14,000	3/4	\$6.1	2,283	Jul 2021	18
208	\$3,900	1/1	\$4.7	825	Jun 2021	61
408	\$3,750	1/1	\$5.0	750	Feb 2021	17
405	\$9,450	3/4	\$3.8	2,456	Nov 2020	52
302	\$8,450	3/3	\$4.9	1,728	Jul 2020	93
N/A	\$36,000	7/7	\$6.7	5,381	Jun 2020	405
313	\$5,400	1/2	\$7.7	701	Jun 2020	96
412	\$3,500	1/2	\$4.5	780	Jun 2020	28
404	\$9,450	3/4	\$5.1	1,867	Jan 2020	29
10	\$1,450	1/1	\$2.9	500	Sep 2019	32
N/A	\$14,500	5/4	\$4.1	3,508	Sep 2019	158
304	\$8,400	2/3	\$5.8	1,440	Sep 2019	26
402	\$9,500	3/4	\$4.9	1,942	Aug 2019	93
306	\$4,800	1/2	\$4.1	1,177	Jun 2019	86
312	\$3,650	1/1	\$4.2	875	Dec 2018	7
409	\$5,200	2/3	\$4.3	1,203	Dec 2018	34
402	\$9,500	3/4	\$4.9	1,942	Jun 2018	31
306	\$4,400	1/2	\$3.5	1,274	Mar 2018	80
207	\$5,000	1/2	\$3.9	1,297	Dec 2017	6

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
302	\$2,290,000	3/3	\$1,325.2	1728	Sep 2021	JAMESTERRY...