Market Report
July, 2025

The Forge Bay Harbor

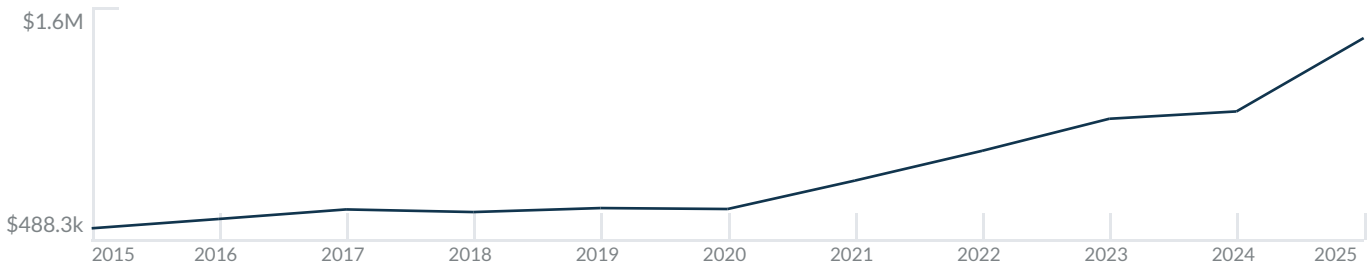
9971 W Bay Harbor Dr
Bay Harbor Islands, FL 33154

Every month we compile this comprehensive market report focus on The Forge 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 theforgecondosforsale.com.

Property Stats

POSTAL CODE 33154

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



+ 24.1%	+ 26.6%	+ 37.1%	+ 56.2%	+ 62.6%
1 YEAR	2 YEARS	3 YEARS	5 YEARS	10 YEARS

Similar Properties

DAYS ON THE MARKET

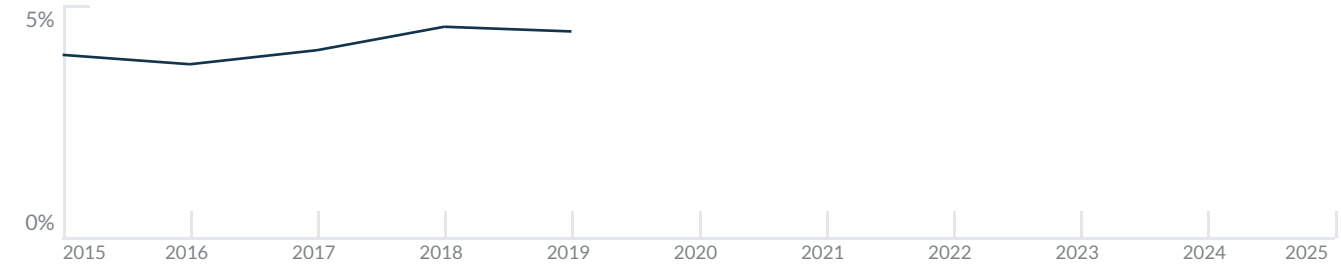
Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

Mortage Rates

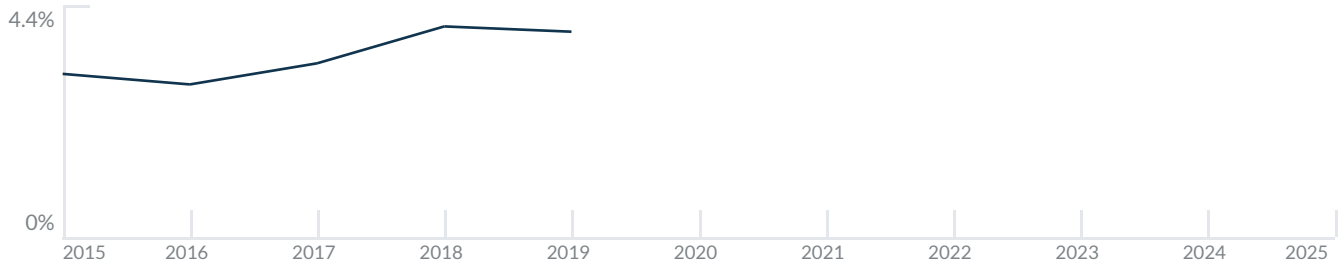
PER YEAR

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©

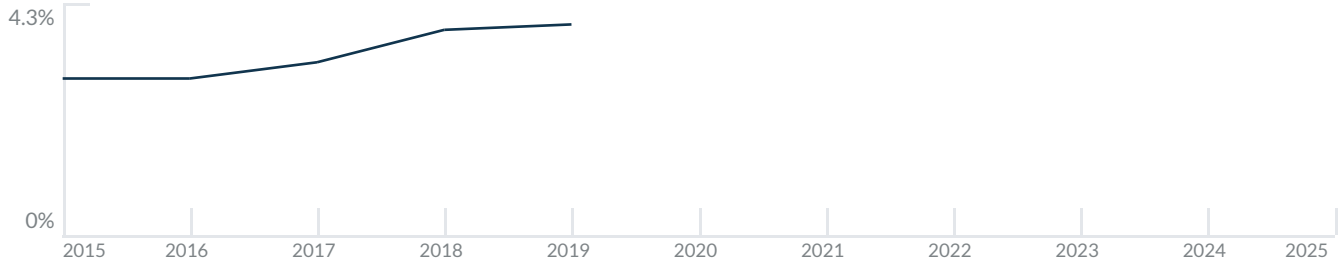
30 YEARS FIXED 4.4%



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 THE FORGE BAY HARBOR

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

1 BED	2 BEDS
N/A	N/A
AVERAGE PRICE	AVERAGE PRICE
0 FOR SALE	0 FOR SALE
5 FOR RENT	1 FOR RENT

% to %	1.5%	0	0
CAP RATE	NEGOTIABILITY	AVAILABLE	SOLD
Yearly net income when rent	What you can negotiate		

Sale within the last month

Activity

SOLD OR RENTED

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

$1,900 · 2 · 1	$2,200 · 2 · 1	$2,100 · 2 · 1
UNIT 204 RENTED | JAN 2025	UNIT 306 RENTED | FEB 2025	UNIT 107 RENTED | SEP 2024
$2,250 · 2 · 1	$2,200 · 2 · 1	$2,500 · 2 · 1
UNIT 302 RENTED | APR 2024	UNIT 101 RENTED | JAN 2024	UNIT 105 RENTED | NOV 2023

Sold

LAST 20 PROPERTIES SOLD IN THE FORGE BAY HARBOR

Unit	Price	Beds/Baths	$/Sqft	Sqft	Buying Date	Days on Market
205	$310,000	1/2	$323.9	957	Aug 2023	14
105	$199,000	1/2	$207.9	957	Dec 2019	95
303	$147,500	1/2	$155.3	950	Nov 2019	38
7G-N	$2,995,000	4/5	$805.8	3,717	Nov 2019	172
6D	$696,000	2/2	$543.8	1,280	Nov 2019	29
101	$210,000	1/2	$211.1	995	Apr 2019	162
205	$210,000	1/2	$219.4	957	Apr 2019	160
307	$250,000	1/2	$251.3	995	Sep 2018	163
7A-S	$925,000	2/2	N/A	N/A	Aug 2018	30
202	$175,000	1/2	$180.4	970	Jul 2018	61
103	$248,000	2/2	$261.1	950	Aug 2017	140
103	$248,000	2/2	$261.1	950	Aug 2017	140
105	$193,100	1/1	$201.8	957	Nov 2016	171
105	$193,100	1/1	$201.8	957	Nov 2016	171
N/A	$170,000	1/1	$170.9	995	May 2016	32
207	$170,000	1/2	$170.9	995	May 2016	32
106	$174,800	1/1	$181.7	962	Mar 2016	20
106	$174,800	1/2	$181.7	962	Mar 2016	20
204	$157,500	1/1	$165.1	954	Jan 2015	87
105	$1,000	1/1	$1.0	978	Oct 2013	21

Rented

LAST 20 PROPERTIES RENTED IN THE FORGE BAY HARBOR

Unit	Price	Beds/Baths	$/Sqft	Sqft	Rented Date	Days on Market
204	$1,900	1/2	$2.0	954	Dec 2024	121
306	$2,200	1/2	$2.3	962	Nov 2024	18
107	$2,100	1/2	$2.1	995	Sep 2024	36
302	$2,250	1/2	$2.3	970	Apr 2024	74
101	$2,200	1/2	$2.2	995	Jan 2024	24
105	$2,500	1/2	$2.6	957	Nov 2023	64
202	$2,210	1/2	$2.0	1,100	Feb 2022	48
205	$1,700	1/2	$1.8	957	Sep 2021	20
306	$1,500	1/2	$1.6	962	May 2021	45
202	$1,400	1/2	$1.3	1,100	Jan 2021	7
302	$1,400	1/2	$1.4	970	Oct 2020	16
303	$1,500	1/2	$1.6	950	Oct 2020	17
6F-N	$3,750	3/2	$2.8	1,330	Nov 2019	153
4A-S	$3,500	2/2	$2.8	1,239	Nov 2019	132
6E-N	$3,750	2/2	$3.4	1,106	Oct 2019	87
3A-S	$3,000	2/2	$2.4	1,239	Jun 2019	64
5A-N	$3,000	2/2	$2.4	1,239	May 2019	1
5C-N	$3,500	2/2	$2.6	1,335	Apr 2019	32
301	$1,500	1/2	$1.5	995	Oct 2018	76
205	$1,400	1/2	$1.5	957	Apr 2018	20

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	$/Sqft	Sqft	Listing Date	Owner
205	$2,300/mth	1/2	$2.4	957	Feb 2025	OLGA I ROSS...
205	$2,000/mth	1/2	$2.1	957	Jun 2025	OLGA I ROSS...
207	$2,900/mth	1/2	$2.9	995	Jan 2025	N/A
207	$2,450/mth	1/2	$2.5	995	Apr 2025	N/A
207	$2,200/mth	2/2	$2.2	995	May 2025	N/A
207	$2,100/mth	1/2	$2.1	995	Jun 2025	N/A