

Market Report

August, 2020



Gables on the Green

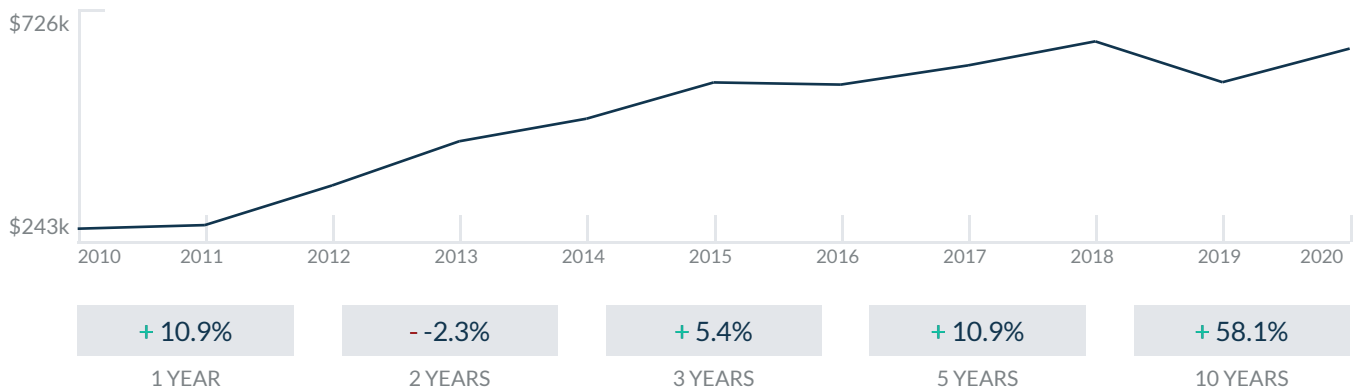
626 Coral Way
Coral Gables, FL 33133

Every month we compile this comprehensive market report focus on Gables on the Green 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 gablesonthegreencondosforsale.com.

Property Stats

POSTAL CODE 33133

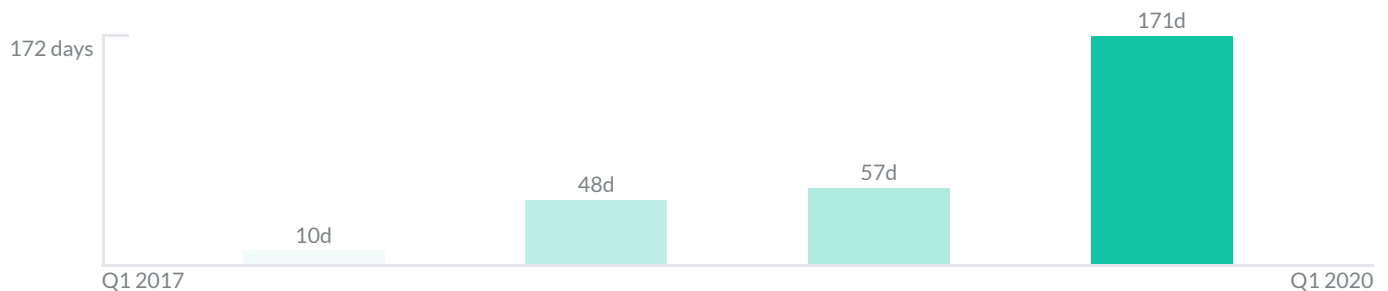
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Somerset Gables Academy
10/10

MIDDLE SCHOOL
George Washington Carver Middle School
10/10

HIGH SCHOOL
Academy Of Arts & Minds
4/10

Insights

IN GABLES ON THE GREEN

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

3 BED

\$1,225,000
AVERAGE PRICE

2 FOR SALE
1 FOR RENT

-1.3% to 3.2%

CAP RATE

Yearly net income when rent

6.1%

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 Gables on the Green



\$1,200,000



UNIT 1402

SOLD | JUL 2020



\$1,125,000



UNIT 1504

SOLD | JUL 2020



\$4,960



UNIT 1101

RENTED | JUL 2020



\$6,950



UNIT

RENTED | JUL 2020



\$4,500



UNIT

RENTED | JUL 2020



\$2,900



UNIT

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN GABLES ON THE GREEN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1402	\$1,200,000	3/3	N/A	N/A	Mar 2020	228
1504	\$1,125,000	3/3	\$535.7	2,100	Mar 2020	113
1201	\$1,390,000	3/3	\$661.9	2,100	May 2019	57
1401	\$1,390,000	3/3	\$661.9	2,100	Feb 2019	48
1501	\$1,350,000	3/3	\$642.9	2,100	Mar 2017	10
1401	\$1,249,000	3/3	\$594.8	2,100	Feb 2016	104
1401	\$1,249,000	3/3	\$594.8	2,100	Feb 2016	104
602	\$1,150,000	3/3	\$547.6	2,100	Oct 2015	160
1102	\$1,200,000	3/3	\$571.4	2,100	Oct 2015	77
1102	\$1,200,000	3/3	\$571.4	2,100	Oct 2015	77
803	\$1,599,000	3/3	\$363.1	4,404	Nov 2013	35
1403	\$1,295,000	3/3	\$616.7	2,100	Apr 2007	205

Rented

LAST 20 PROPERTIES RENTED IN GABLES ON THE GREEN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1101	\$4,960	3/3	\$2.4	2,100	Sep 2019	63
N/A	\$6,950	5/3	\$2.5	2,790	Jul 2019	17
N/A	\$4,500	4/4	N/A	N/A	Jun 2019	3
N/A	\$2,900	2/2	\$2.1	1,382	Jun 2019	35
1101	\$4,980	3/3	\$2.4	2,100	Sep 2017	8
1001	\$5,300	3/3	\$2.5	2,100	Sep 2017	66
1101	\$4,950	3/3	\$2.4	2,100	Aug 2016	84
1101	\$5,500	3/31	\$2.6	2,100	Jun 2015	56
702	\$4,500	3/3	\$2.1	2,100	Oct 2013	22
1502	\$4,500	3/3	\$2.1	2,100	Jul 2010	53
N/A	\$3,000	3/2	\$1.5	1,952	Jun 2010	36
1001	\$4,300	3/3	\$2.0	2,100	Dec 2009	144

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
601	\$1,299,000	3/3	N/A	N/A	Jun 2020	OLGA NINOS...
601	\$6,800/mth	3/3	\$3.2	2100	Jun 2020	OLGA NINOS...
703	\$1,150,000	3/3	\$547.6	2100	Jul 2020	ANN RAFF