

Market Report

May, 2021



Grove Square

2801 Florida Ave
Miami, FL 33133

Every month we compile this comprehensive market report focus on Grove Square 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 grovesquarecondosforsale.com.

Property Stats

POSTAL CODE 33133

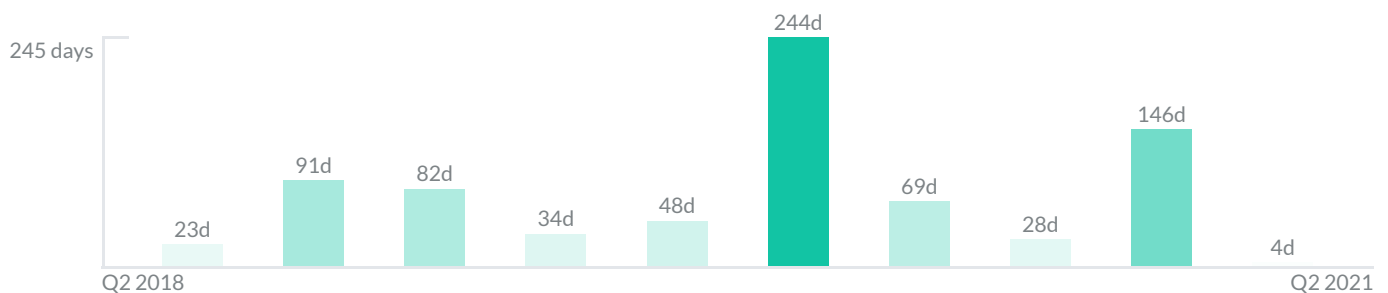
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

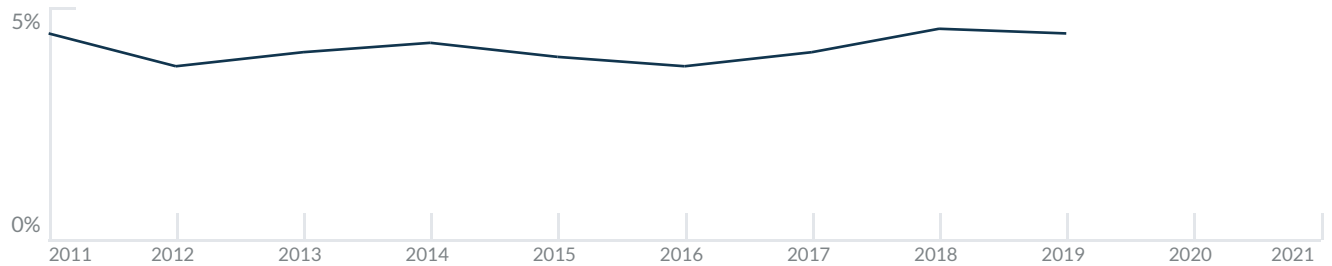


Mortgage Rates

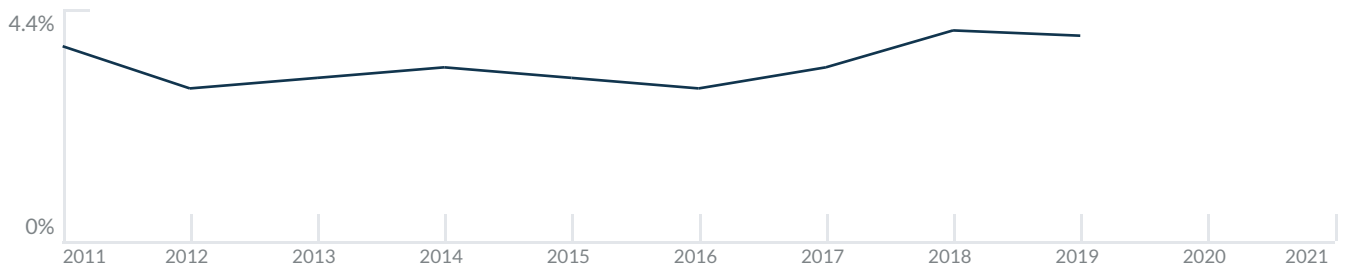
PER YEAR

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©

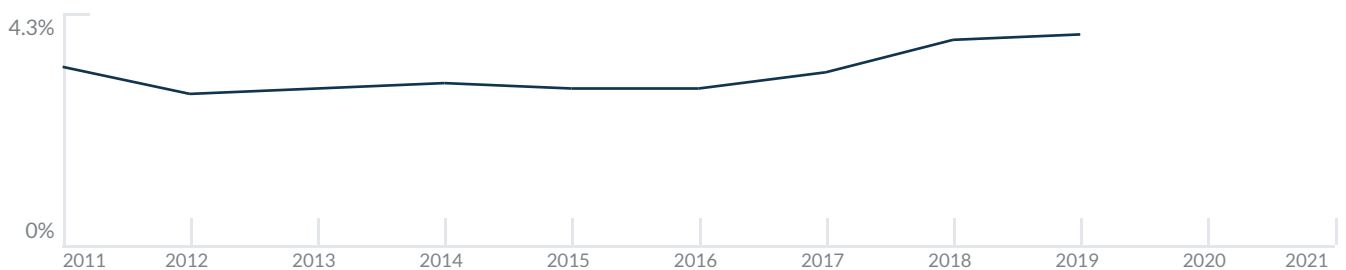
30 YEARS FIXED 4.4%



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
Mater Grove Academy

10/10

MIDDLE SCHOOL
George Washington Carver Middle School

10/10

HIGH SCHOOL
Academy Of Arts & Minds

4/10

Insights

IN GROVE SQUARE

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

1 BED

\$295,000
AVERAGE PRICE

1 FOR SALE
1 FOR RENT

4.5% to 4.5%

CAP RATE

Yearly net income when rent

4.2%

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 Grove Square

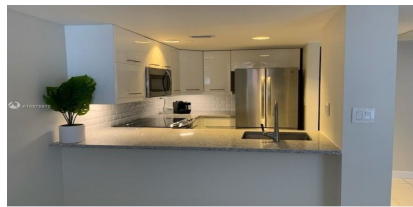


\$339,000



UNIT 216

SOLD | APR 2021



\$249,000



UNIT 223

SOLD | APR 2021



\$190,000



UNIT 236

SOLD | MAR 2021



\$1,400



UNIT 403

RENTED | MAR 2021



\$318,000



UNIT 409

SOLD | APR 2021



\$1,400



UNIT 236

RENTED | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN GROVE SQUARE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
216	\$339,000	1/1	\$424.8	798	Apr 2021	4
223	\$249,000	1/1	\$410.2	607	Mar 2021	23
236	\$190,000	0/1	\$368.9	515	Mar 2021	153
409	\$318,000	1/1	\$444.1	716	Feb 2021	165
226	\$231,000	1/1	\$360.9	640	Jan 2021	241
209	\$310,000	1/1	\$433.0	716	Dec 2020	28
202	\$279,000	1/1	\$369.0	756	Jun 2020	82
18-J	\$699,000	0/0	N/A	N/A	May 2020	56
428	\$240,000	1/1	\$375.0	640	Feb 2020	244
222	\$300,000	1/1	\$375.9	798	Dec 2019	48
215	\$239,000	1/1	\$357.8	668	Aug 2019	42
231	\$290,000	2/2	\$419.7	691	Jul 2019	25
404	\$299,000	1/1	\$432.7	691	Nov 2018	30
N/A	\$4,900	0/0	N/A	N/A	Nov 2018	134
426	\$1,475	1/1	\$2.6	575	Jul 2018	91
410	\$349,000	2/2	\$430.9	810	Jun 2018	23
218	\$249,000	1/1	\$332.0	750	Sep 2017	112
218	\$249,000	1/1	\$332.0	750	Sep 2017	112
426	\$1,500	1/1	\$2.6	575	Mar 2017	78
406	\$250,000	1/1	\$361.8	691	Jan 2017	3

Rented

LAST 20 PROPERTIES RENTED IN GROVE SQUARE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
403	\$1,400	0/0	\$3.3	419	Mar 2021	49
236	\$1,400	0/1	\$2.7	515	Feb 2021	58
232	\$1,750	1/2	\$2.7	639	Jan 2021	40
217	\$1,700	1/1	\$2.5	668	Dec 2020	116
220	\$1,800	2/1	\$2.4	750	Nov 2020	97
215	\$1,850	1/1	\$2.8	668	Oct 2020	34
424	\$2,000	2/1	\$2.5	798	Sep 2020	27
237	\$1,400	0/1	\$3.3	418	Aug 2020	62
239	\$1,400	0/1	\$3.5	400	Jul 2020	14
417	\$1,900	2/1	\$2.8	668	Jul 2020	21
427	\$1,850	1/2	\$2.7	691	Jun 2020	16
438	\$1,450	0/1	\$2.8	515	Jun 2020	22
402	\$1,850	1/1	\$2.4	756	Mar 2020	19
208	\$1,850	1/1	\$2.8	668	Mar 2020	17
421	\$1,700	1/1	\$2.8	607	Feb 2020	13
215	\$1,850	1/1	\$2.8	668	Nov 2019	24
217	\$1,800	1/1	\$2.7	668	Sep 2019	21
240	\$1,750	1/1	\$3.0	575	Sep 2019	52
440	\$1,600	1/1	\$2.5	640	Aug 2019	50
417	\$2,100	2/1	\$3.1	668	Jul 2019	43

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
214	\$2,100/mth	1/1	\$3.0	691	Apr 2021	DOREE SELEV...
235	\$295,000	1/2	\$456.0	647	Feb 2021	LOURDES M L...