

# Market Report

November, 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](http://grovesquarecondosforsale.com).

## Property Stats

POSTAL CODE 33133

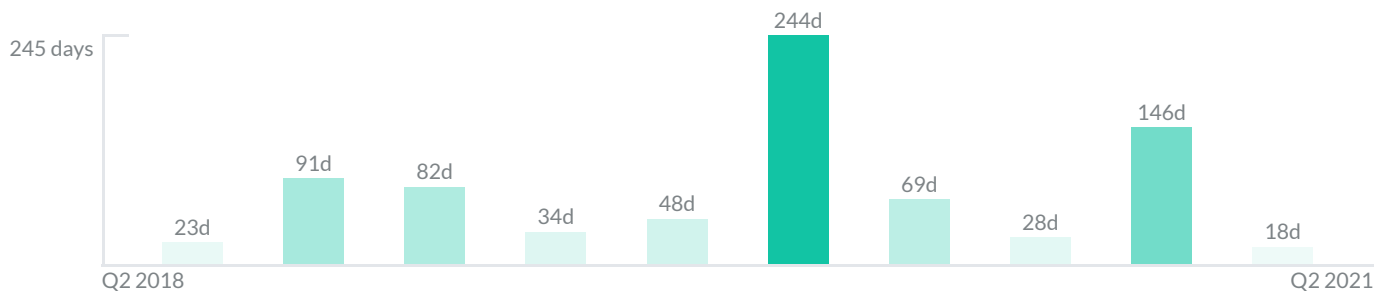
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

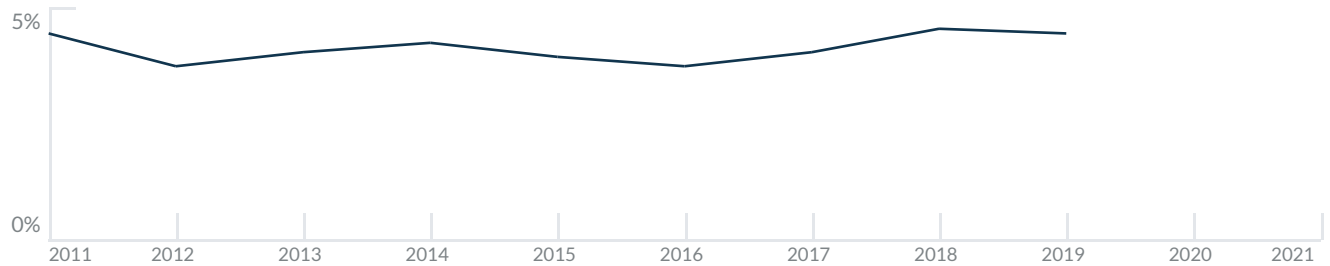


# Mortgage Rates

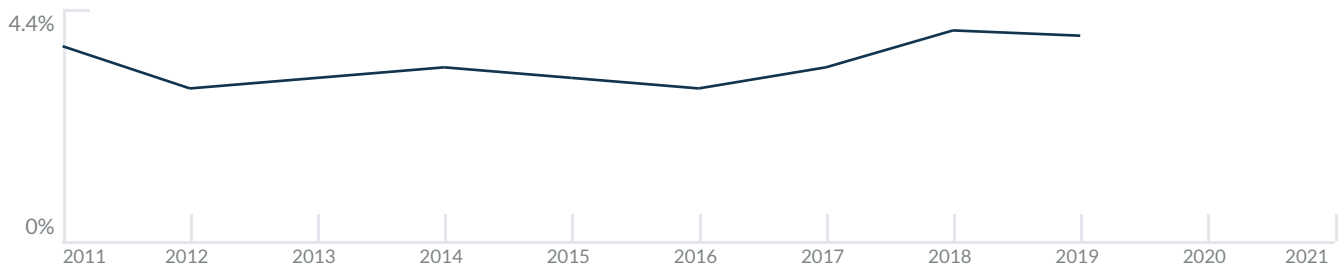
PER YEAR

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©

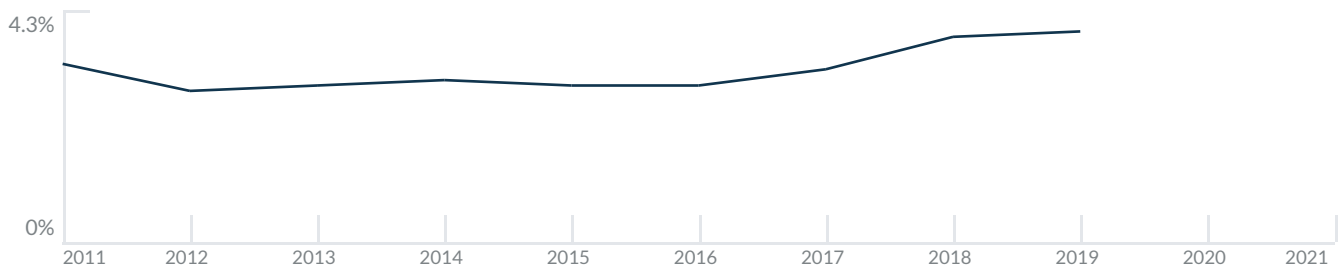
30 YEARS FIXED 4.4%



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.

STUDIO  
**\$240,000**  
 AVERAGE PRICE  
 2 FOR SALE  
 1 FOR RENT

1 BED  
**\$305,000**  
 AVERAGE PRICE  
 3 FOR SALE  
 1 FOR RENT

**3.9% to 4.7%**  
 CAP RATE  
 Yearly net income when rent

**0.9%**  
 NEGOTIABILITY  
 What you can negotiate

**5**  
 AVAILABLE

**0**  
 SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grove Square

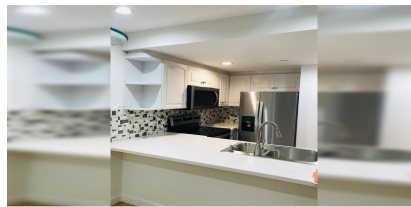


\$2,200



UNIT 417

RENTED | AUG 2021



\$2,000



UNIT 212

RENTED | JUL 2021



\$1,200



UNIT 436

RENTED | JUL 2021

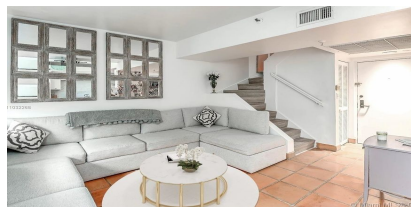


\$1,800



UNIT 441

RENTED | JUL 2021



\$2,100



UNIT 214

RENTED | JUN 2021



\$1,600



UNIT 205

RENTED | MAY 2021

## Sold

LAST 20 PROPERTIES SOLD IN GROVE SQUARE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
214	\$329,000	1/1	\$476.1	691	Apr 2021	31
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

## Rented

LAST 20 PROPERTIES RENTED IN GROVE SQUARE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
417	\$2,200	2/1	\$3.3	668	Aug 2021	7
212	\$2,000	1/2	\$3.0	668	Jul 2021	8
436	\$1,200	0/1	\$2.7	445	Jul 2021	8
441	\$1,800	1/1	\$3.1	575	Jun 2021	5
214	\$2,100	1/1	\$3.0	691	Jun 2021	16
205	\$1,600	1/1	\$2.6	607	May 2021	90
215	\$1,900	1/1	\$2.8	668	May 2021	4
218	\$2,000	1/1	\$2.7	750	May 2021	14
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

## Currently Listed

---

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
202	\$345,000	1/1	\$456.3	756	Sep 2021	MELISSA L BE...
210	\$2,300/mth	1/2	\$3.4	668	Sep 2021	FARID CHEHAB
234	\$250,000	0/1	\$561.8	445	Oct 2021	FLAVIA PRAD...
235	\$295,000	1/2	\$456.0	647	Sep 2021	LOURDES M L...
235	\$2,200/mth	0/0	\$3.4	647	Sep 2021	LOURDES M L...
236	\$229,500	0/1	\$445.6	515	Sep 2021	HOWARD ME...
405	\$275,000	1/1	\$453.0	607	Sep 2021	ENRIQUE R G...