

Market Report

June, 2023



Grove Square

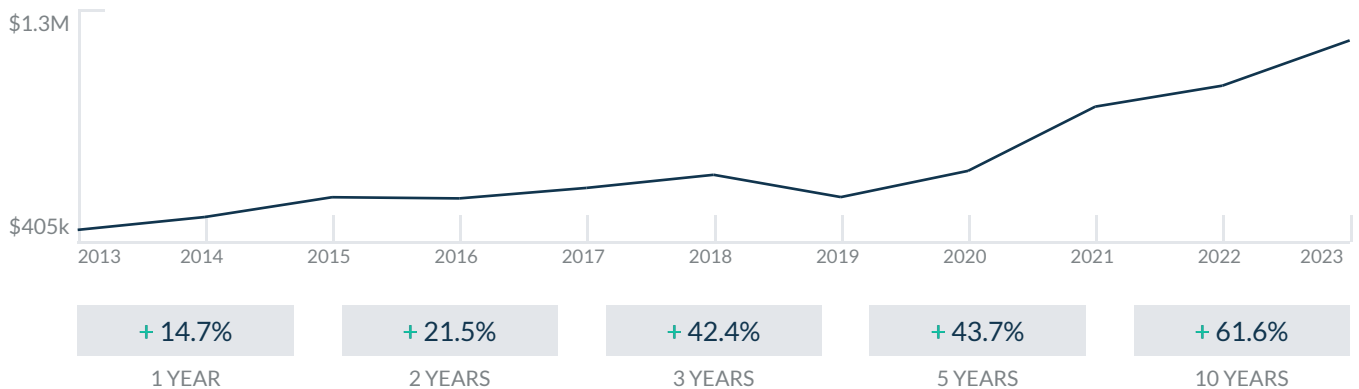
2801 Florida Ave
Miami, FL 33133

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

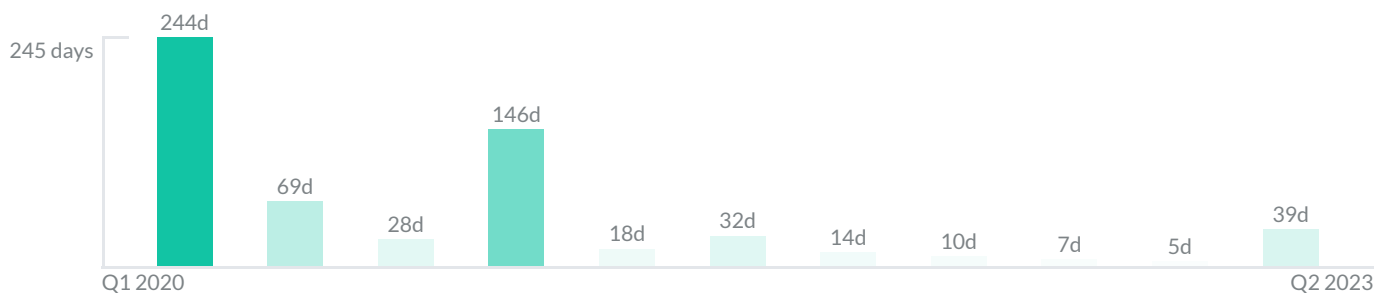
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

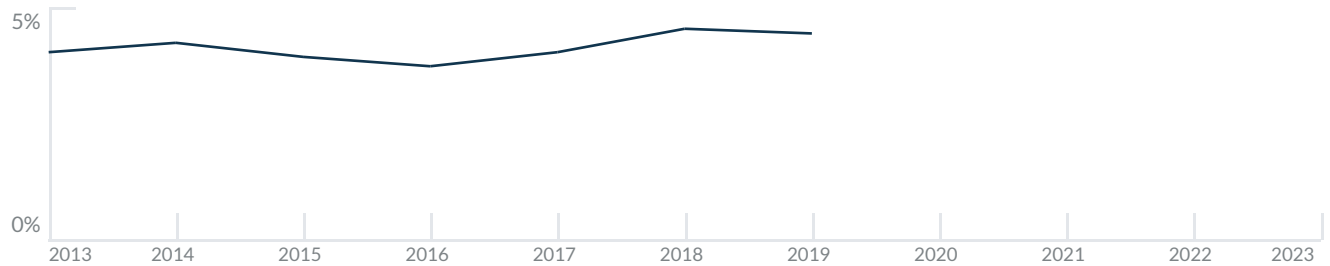


Mortgage Rates

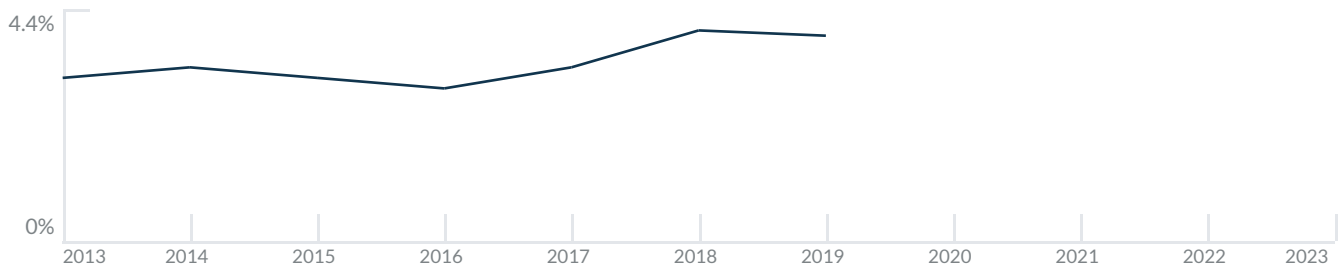
PER YEAR

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©

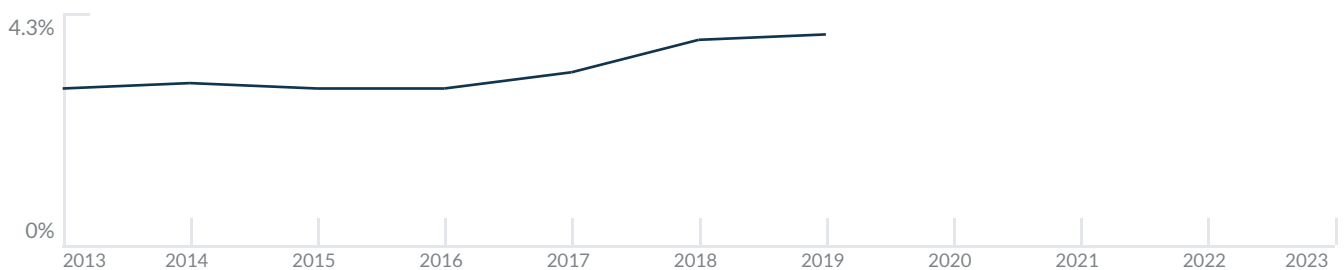
30 YEARS FIXED 4.4%



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

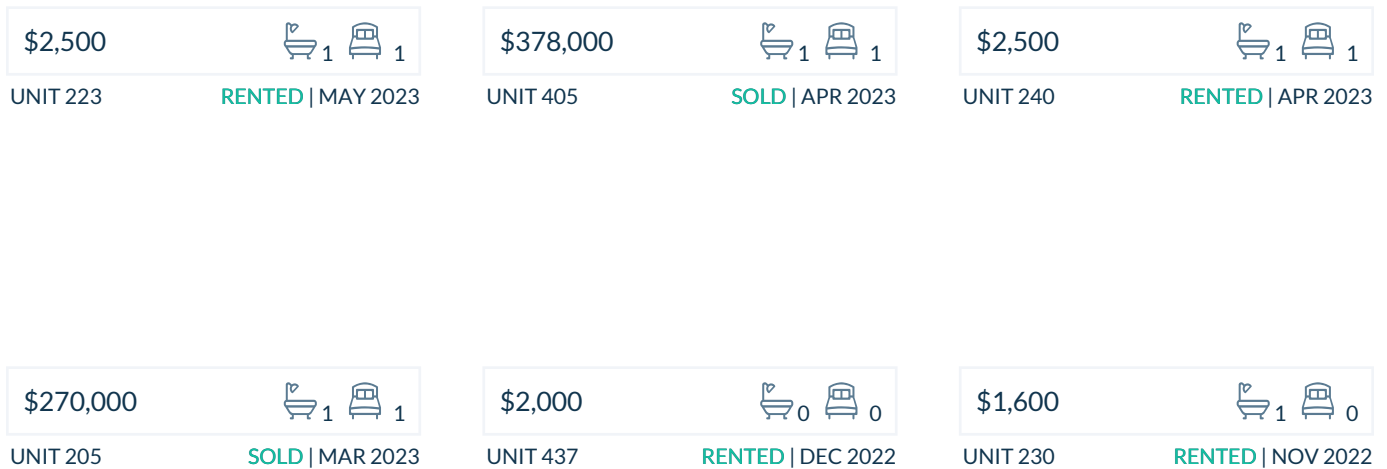
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN GROVE SQUARE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
405	\$378,000	1/1	\$622.7	607	Apr 2023	39
205	\$270,000	1/1	\$444.8	607	Mar 2023	5
420	\$465,000	1/1	\$582.7	798	Aug 2022	7
404	\$499,000	1/1	\$722.1	691	Jun 2022	10
411	\$265,000	1/1	\$436.6	607	Jan 2022	14
236	\$229,500	0/1	\$445.6	515	Nov 2021	32
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

Rented

LAST 20 PROPERTIES RENTED IN GROVE SQUARE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
223	\$2,500	1/1	\$4.1	607	May 2023	9
240	\$2,500	1/1	\$4.3	575	Apr 2023	13
437	\$2,000	0/0	\$5.0	400	Dec 2022	N/A
230	\$1,600	0/1	\$3.6	445	Oct 2022	4
237	\$1,500	0/1	\$3.6	418	Feb 2022	6
240	\$2,300	1/1	\$4.0	575	Dec 2021	28
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$36,000	0/0	N/A	N/A	Nov 2022	
218	\$3,000/mth	1/1	\$4.0	750	May 2023	FARID CHEHAB
402	\$2,800/mth	1/1	\$3.7	756	May 2023	JUAN MALO...
407	\$504,000	2/1	\$703.9	716	Aug 2022	OLGA FERRIN...
437	\$290,000	0/0	\$725.0	400	Dec 2022	DAVID M STR...