

Market Report

September, 2020



Grove Garden

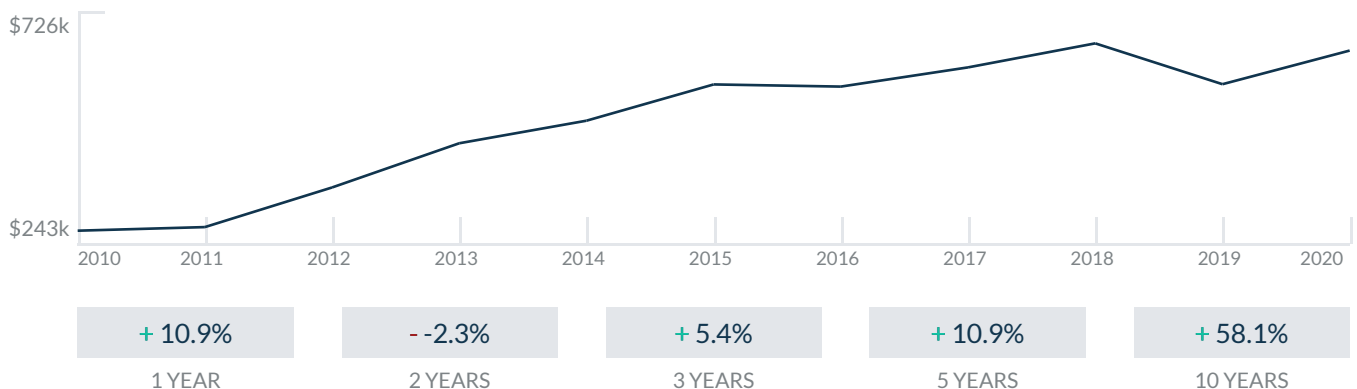
3540 Main HWY
Miami, FL 33133

Every month we compile this comprehensive market report focus on Grove Garden 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 grovegardencondosforsale.com.

Property Stats

POSTAL CODE 33133

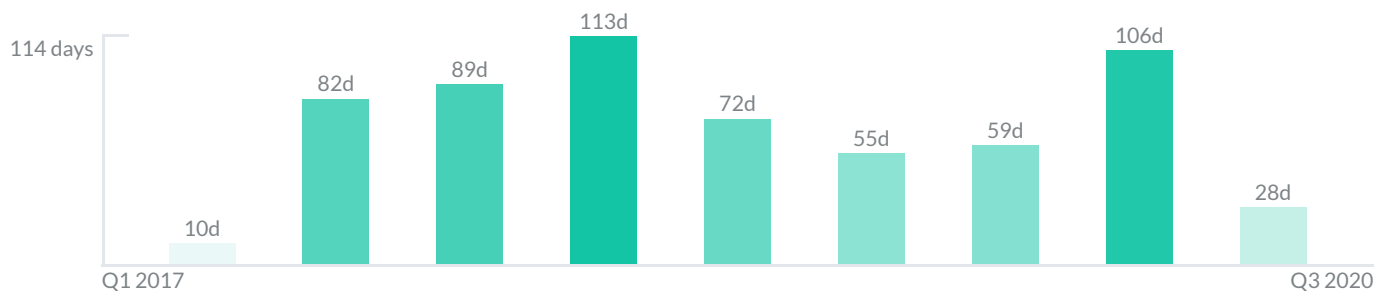
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

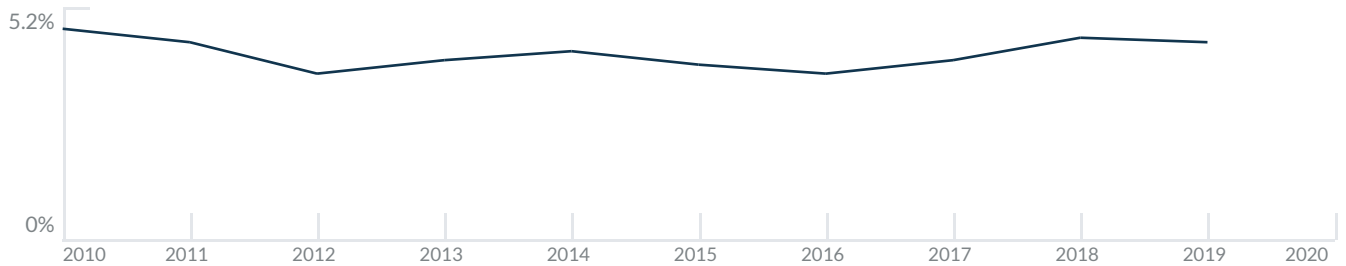


Mortgage Rates

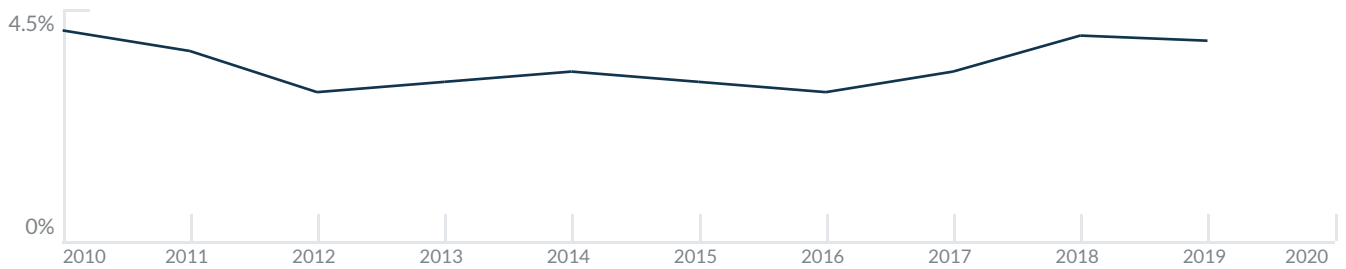
PER YEAR

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©

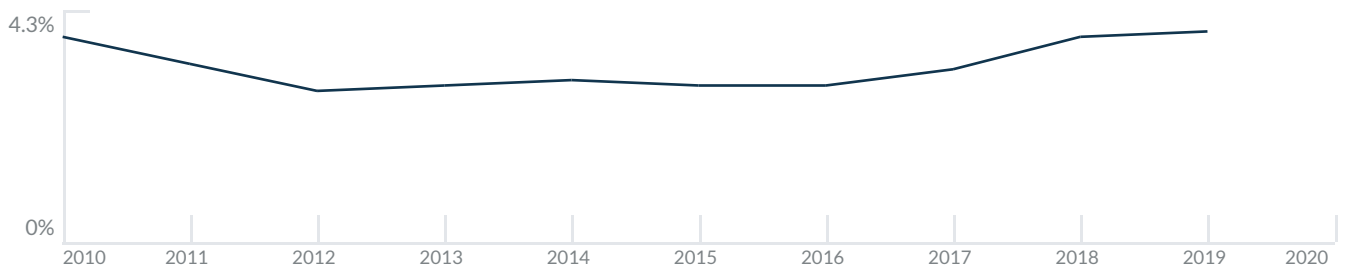
30 YEARS FIXED 4.4%



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	MIDDLE SCHOOL	HIGH SCHOOL
Mater Grove Academy	George Washington Carver Middle School	International Studies Preparatory Academy
10/10	10/10	10/10

Insights

IN GROVE GARDEN

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

2 BEDS

\$848,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

4.3% to 4.3%

CAP RATE

Yearly net income when rent

3.3%

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 Garden

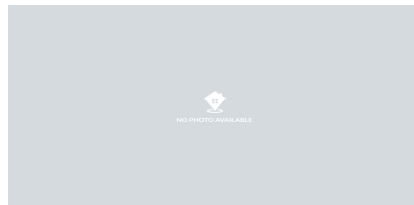


\$677,000



UNIT 210

SOLD | AUG 2020



\$2,675



UNIT 404

RENTED | JUL 2020

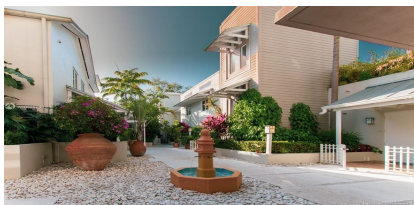


\$4,500



UNIT 309

RENTED | JUL 2020



\$4,250



UNIT 308

RENTED | JUL 2020

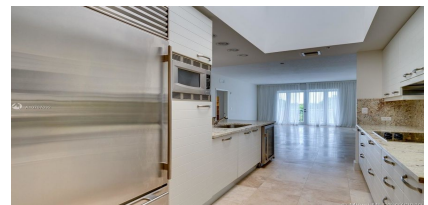


\$599,999



UNIT 201

SOLD | JUN 2020



\$5,250



UNIT 502

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN GROVE GARDEN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
210	\$677,000	2/3	\$380.8	1,778	Aug 2020	28
201	\$599,999	2/2	\$345.4	1,737	Feb 2020	106
N/A	\$349,000	2/1	\$368.9	946	Nov 2019	81
N/A	\$2,295	2/1	\$1.9	1,200	Oct 2019	36
305	\$589,000	2/2	\$457.7	1,287	Jun 2019	32
408	\$595,000	2/3	\$386.1	1,541	Apr 2019	77
410	\$700,000	2/3	\$393.7	1,778	Mar 2019	19
402	\$849,000	2/3	\$452.3	1,877	Feb 2019	167
209	\$499,000	1/2	\$441.2	1,131	Feb 2019	30
210	\$635,000	2/3	\$357.1	1,778	Mar 2018	116
PH03	\$429,000	1/2	\$436.4	983	Mar 2018	111
PH03	\$429,000	1/2	\$436.4	983	Mar 2018	111
208	\$625,000	2/2	\$405.6	1,541	Sep 2017	133
208	\$625,000	2/3	\$405.6	1,541	Sep 2017	133
401	\$825,000	2/2	\$465.3	1,773	Jul 2017	0
401	\$825,000	2/3	\$465.3	1,773	Jul 2017	N/A
309	\$595,000	2/2	\$376.6	1,580	May 2017	82
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202	\$799,000	2/2	\$425.7	1,877	Mar 2017	10
202	\$799,000	2/3	\$425.7	1,877	Mar 2017	10

Rented

LAST 20 PROPERTIES RENTED IN GROVE GARDEN

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
404	\$2,675	1/2	\$2.7	983	Jul 2020	37
309	\$4,500	2/3	\$2.8	1,580	Mar 2020	81
308	\$4,250	2/3	\$2.8	1,541	Mar 2020	8
502	\$5,250	2/3	\$2.8	1,877	Jan 2020	178
305	\$4,250	2/2	\$3.3	1,287	Jan 2020	189
9	\$850	1/1	\$0.1	13,4...	Nov 2019	81
301	\$2,200	1/2	\$2.4	915	Nov 2019	43
n/a	\$3,550	4/3	\$2.4	1,470	Oct 2019	40
N/A	\$2,700	2/2	\$2.0	1,380	Oct 2019	117
PH05	\$3,900	2/2	N/A	N/A	Oct 2019	1
C	\$1,695	2/1	\$2.6	650	Sep 2019	6273
403	\$2,600	1/2	\$2.6	985	Sep 2019	14
N/A	\$2,800	3/2	\$2.1	1,320	Aug 2019	37
N/A	\$2,350	4/2	\$1.9	1,255	Aug 2019	17
12	\$1,050	2/1	N/A	N/A	Aug 2019	8
3341	\$1,600	2/1	\$0.6	2,734	Jun 2019	76
302	\$2,075	1/2	\$2.4	875	Jun 2019	42
304	\$2,650	1/2	\$2.7	983	Mar 2019	44
305	\$4,300	2/2	\$3.3	1,287	Jan 2019	86
203	\$2,700	1/2	\$2.7	985	Nov 2018	37

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
V-01	\$847,500	2/3	\$508.4	1667	Aug 2020	MIRELLA PER...