

Market Report

February, 2021



Gables Place

431 Coral Way
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Gables Place 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 gablesplacecondosforsale.com.

Property Stats

POSTAL CODE 33134

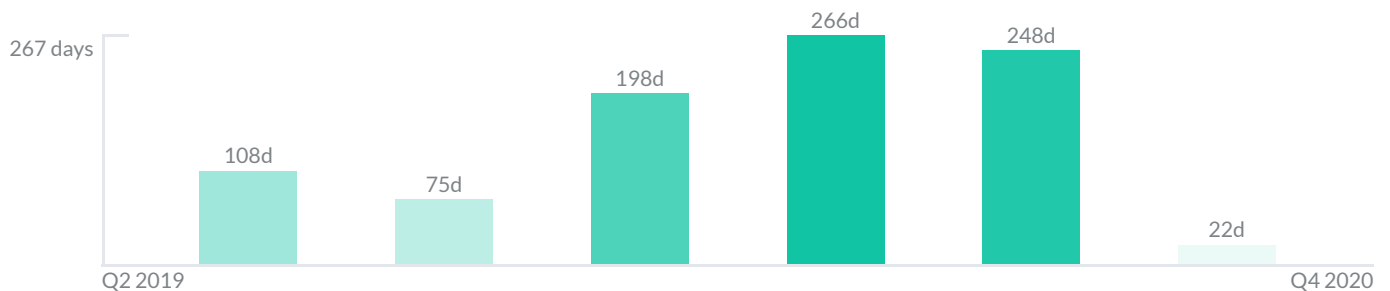
The property stats graph represents the median price evolution since ten years in your postal code area.



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 PLACE

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

% to %
CAP RATE
Yearly net income when rent

3.3%
NEGOTIABILITY
What you can negotiate

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Gables Place



\$725,000



UNIT

SOLD | DEC 2020



\$585,000



UNIT A-4

SOLD | DEC 2020

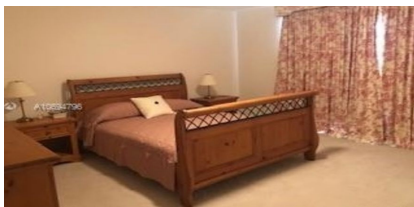


\$599,900



UNIT A-10

SOLD | NOV 2020



\$430,000



UNIT 201

SOLD | NOV 2020



\$690,000



UNIT 1002

SOLD | NOV 2020



\$269,000



UNIT 403

SOLD | NOV 2020

Sold

LAST 20 PROPERTIES SOLD IN GABLES PLACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| N/A | \$725,000 | 3/3 | \$346.9 | 2,090 | Dec 2020 | 26 |
| A-4 | \$585,000 | 3/3 | \$334.3 | 1,750 | Dec 2020 | 36 |
| A-10 | \$599,900 | 3/2 | \$355.0 | 1,690 | Oct 2020 | 5 |
| 201 | \$430,000 | 2/3 | \$267.7 | 1,606 | Apr 2020 | 248 |
| 1002 | \$690,000 | 3/3 | \$310.3 | 2,224 | Jan 2020 | 266 |
| 403 | \$269,000 | 2/2 | \$287.4 | 936 | Dec 2019 | 198 |
| A-7 | \$589,000 | 3/3 | \$342.4 | 1,720 | Sep 2019 | 51 |
| 404 | \$285,000 | 2/2 | \$301.9 | 944 | Aug 2019 | 98 |
| 402 | \$270,000 | 2/2 | \$288.5 | 936 | Jun 2019 | 50 |
| 402 | \$364,000 | 2/3 | \$318.7 | 1,142 | Jun 2019 | 69 |
| 1001 | \$598,000 | 3/3 | \$273.1 | 2,190 | May 2019 | 204 |
| 403 | \$239,000 | 2/2 | \$255.3 | 936 | Aug 2015 | 60 |
| 201 | \$235,000 | 2/2 | \$248.9 | 944 | May 2014 | 6 |
| A-13 | \$475,000 | 3/2 | \$279.4 | 1,700 | Sep 2012 | 36 |

Rented

LAST 20 PROPERTIES RENTED IN GABLES PLACE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 301 | \$1,900 | 2/2 | \$2.0 | 944 | Jul 2019 | 15 |
| A-4 | \$3,100 | 3/3 | \$1.8 | 1,750 | Jun 2019 | 28 |
| A-13 | \$3,500 | 3/2 | \$2.1 | 1,700 | Jan 2018 | 106 |
| A-13 | \$3,500 | 3/3 | \$2.1 | 1,700 | Jan 2018 | 106 |
| N/A | \$4,900 | 4/3 | \$1.4 | 3,551 | Aug 2013 | 55 |
| N/A | \$4,850 | 4/3 | \$1.7 | 2,861 | Jun 2013 | 55 |
| N/A | \$2,650 | 3/2 | N/A | N/A | Sep 2010 | 30 |
| N/A | \$2,400 | 2/2 | \$1.5 | 1,655 | Jul 2010 | 19 |
| N/A | \$1,900 | 2/1 | \$1.3 | 1,422 | Feb 2010 | 105 |
| N/A | \$2,300 | 3/2 | \$1.4 | 1,690 | Feb 2010 | 11 |
| N/A | \$1,975 | 3/2 | \$1.2 | 1,686 | Dec 2009 | 14 |