

Market Report

May, 2023



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

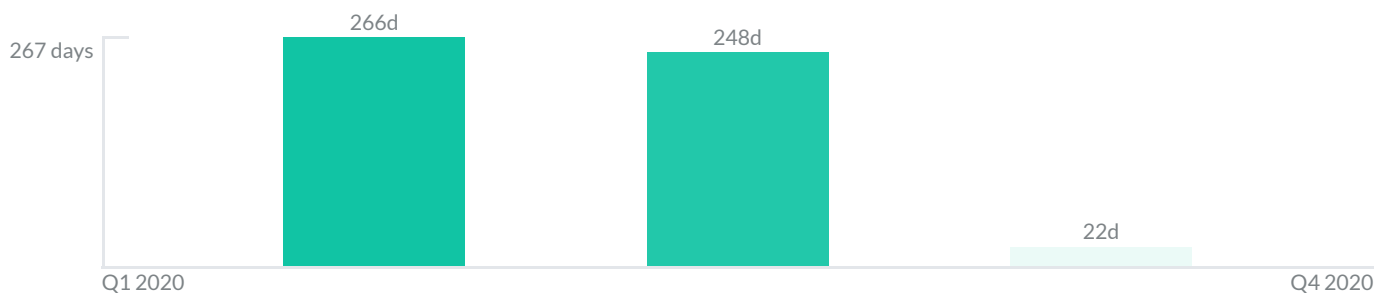
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

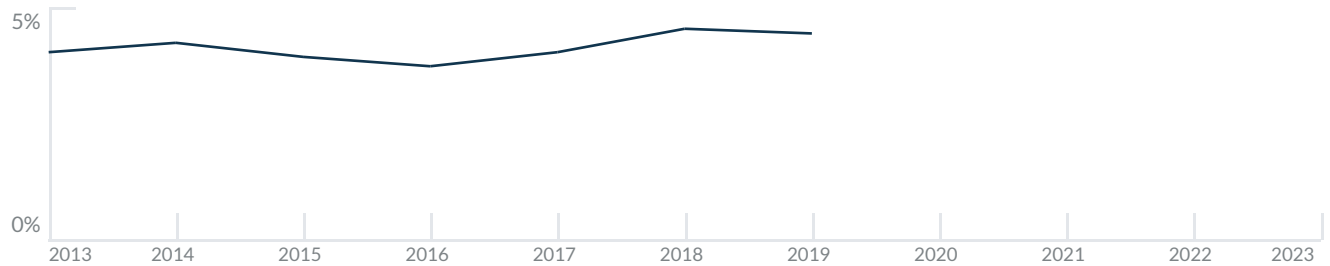


Mortgage Rates

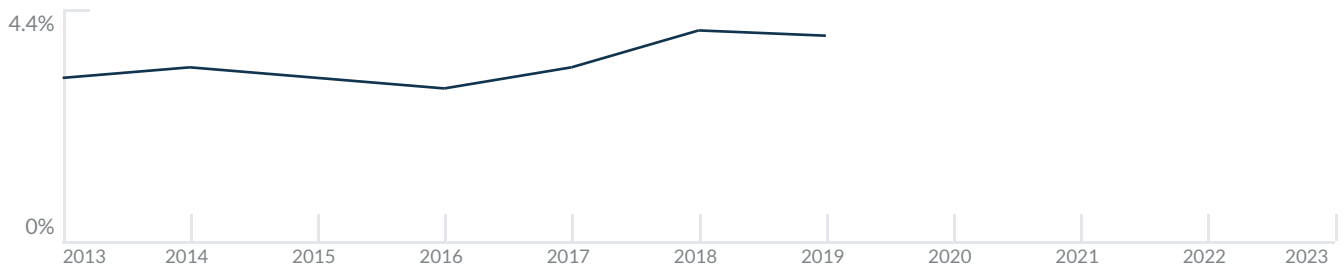
PER YEAR

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©

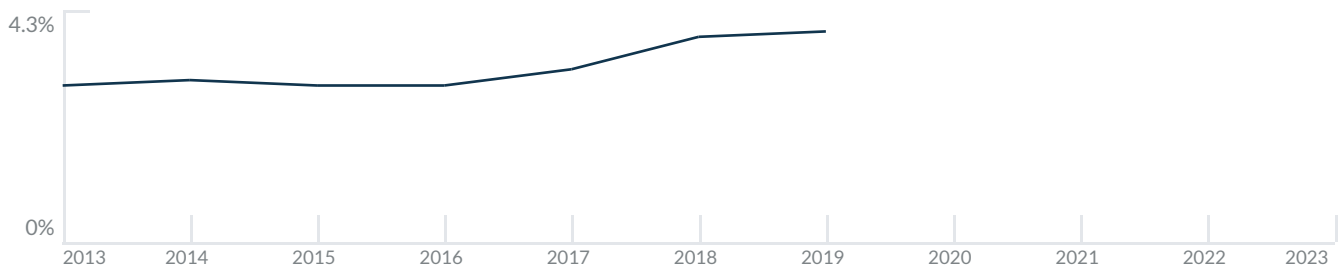
30 YEARS FIXED 4.4%



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

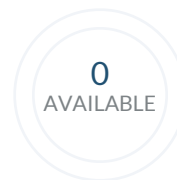
Insights

IN GABLES PLACE

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

% to %
CAP RATE
Yearly net income when rent

0%
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 Gables Place

\$4,000 UNIT A-13 RENTED JUL 2021 3 Bath 3 Bed	\$725,000 UNIT SOLD JUL 2021 3 Bath 3 Bed	\$585,000 UNIT A-4 SOLD JUL 2021 3 Bath 3 Bed
\$599,900 UNIT A-10 SOLD JUL 2021 2 Bath 3 Bed	\$430,000 UNIT 201 SOLD JUL 2021 3 Bath 2 Bed	\$690,000 UNIT 1002 SOLD JUN 2021 3 Bath 3 Bed

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
A-13	\$4,000	3/3	\$2.4	1,700	Apr 2021	29
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