

Market Report

July, 2021



Gables View

1627 SW 37th Ave
Coral Gables, FL 33133

Every month we compile this comprehensive market report focus on Gables View 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 gablesviewcondosforsale.com.

Property Stats

POSTAL CODE 33133

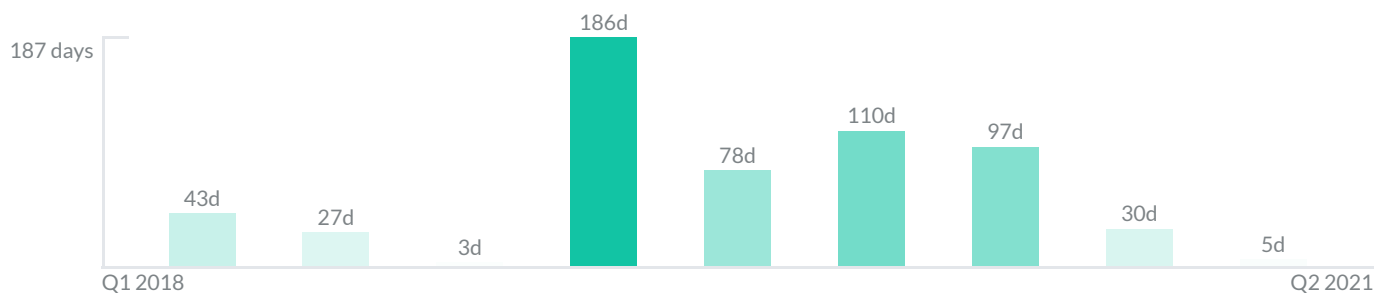
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

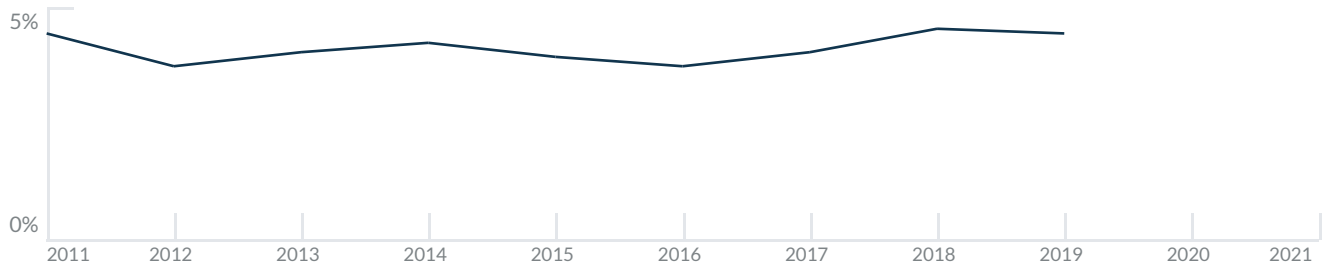


Mortgage Rates

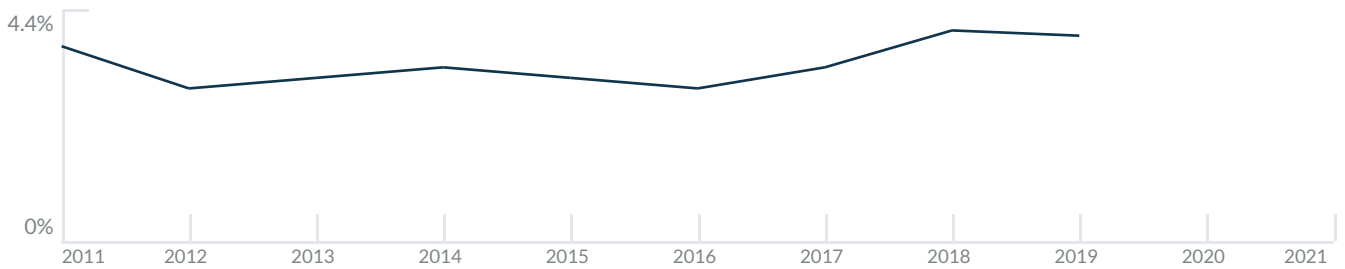
PER YEAR

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©

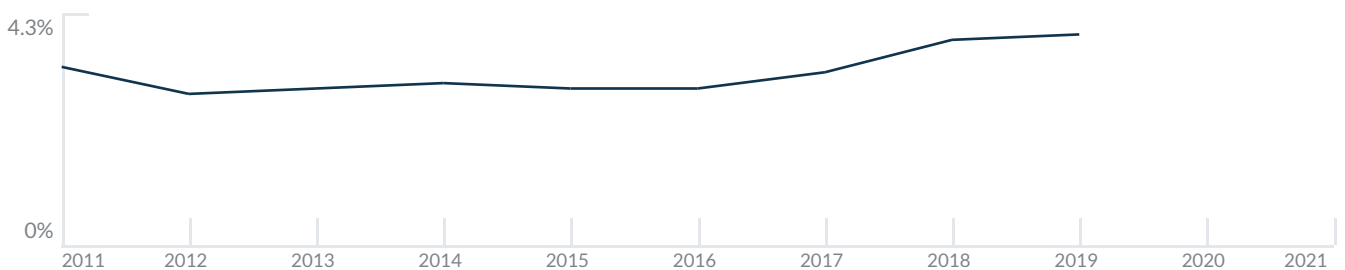
30 YEARS FIXED 4.4%



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
Somerset Gables Academy
10/10

MIDDLE SCHOOL
International Studies Charter Middle School
10/10

HIGH SCHOOL
Miami Senior High School
4/10

Insights

IN GABLES VIEW

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

% to %

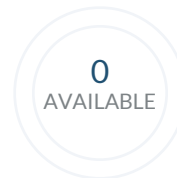
CAP RATE

Yearly net income when rent

1.4%

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 View



\$2,195



UNIT 505

RENTED | JUN 2021



\$1,850



UNIT 902

RENTED | JUN 2021



\$370,000



UNIT 1107

SOLD | JUN 2021

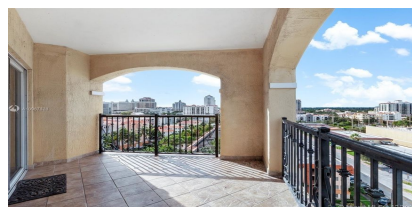


\$1,900



UNIT 307

RENTED | JUN 2021



\$309,000



UNIT 703

SOLD | MAR 2021



\$2,000



UNIT 705

RENTED | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN GABLES VIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1107	\$370,000	2/2	\$363.5	1,018	Jun 2021	5
703	\$309,000	2/2	\$305.6	1,011	Feb 2021	30
502	\$270,000	1/2	\$324.9	831	Mar 2020	205
300	\$324,900	2/2	\$322.3	1,008	Feb 2020	43
403	\$325,000	2/2	\$321.5	1,011	Jan 2020	43
907	\$380,000	2/2	\$373.3	1,018	Dec 2019	207
1106	\$2,100	2/2	\$2.2	966	Nov 2019	114
601	\$279,000	1/2	\$335.7	831	Oct 2019	10
1001	\$280,000	1/2	\$336.9	831	Sep 2019	78
507	\$344,900	2/2	N/A	N/A	May 2019	290
B-2	\$325,000	2/3	\$298.7	1,088	Apr 2019	81
1101	\$269,000	1/2	\$323.7	831	Mar 2019	3
701	\$265,000	1/2	\$318.9	831	Dec 2018	16
1107	\$339,900	2/2	\$333.9	1,018	Nov 2018	37
307	\$349,000	2/2	\$342.8	1,018	Jan 2018	43
307	\$349,000	2/2	\$342.8	1,018	Jan 2018	43
403	\$325,000	2/2	N/A	N/A	Nov 2017	210
300	\$340,000	2/2	\$337.3	1,008	Sep 2016	161
601	\$250,000	1/1	\$300.8	831	Feb 2016	331
N/A	\$242,900	1/1	\$292.3	831	Dec 2015	172

Rented

LAST 20 PROPERTIES RENTED IN GABLES VIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
505	\$2,195	2/2	\$2.3	966	Jun 2021	17
902	\$1,850	1/2	\$2.2	831	Jun 2021	7
307	\$1,900	2/2	\$1.9	1,018	Mar 2021	97
705	\$2,000	2/4	\$2.1	966	Aug 2020	34
804	\$2,100	2/2	\$2.0	1,030	Jul 2020	7
1004	\$2,200	2/2	\$2.1	1,030	Jun 2020	28
803	\$1,950	2/2	\$1.9	1,011	May 2020	28
1006	\$1,975	2/2	\$2.0	966	Feb 2020	34
405	\$1,950	2/2	\$2.0	966	Jan 2020	131
603	\$2,000	2/2	\$2.0	1,011	Jan 2020	180
3614	\$1,875	2/2	\$2.3	800	Dec 2019	83
N/A	\$3,000	4/2	\$2.3	1,315	Nov 2019	74
307	\$1,900	2/2	\$1.9	1,018	Nov 2019	48
13	\$2,200	3/3	\$1.7	1,332	Oct 2019	96
3610	\$1,850	2/2	\$2.3	800	Sep 2019	12
7	\$2,200	3/3	\$1.7	1,332	Sep 2019	16
802	\$1,650	1/2	\$2.0	831	Aug 2019	35
3649	\$3,000	3/3	\$1.3	2,300	Jun 2019	9
1102	\$1,750	1/2	N/A	N/A	Jun 2019	51
EFF	\$1,050	0/1	\$4.6	230	May 2019	42