



Venetian Coral Gables

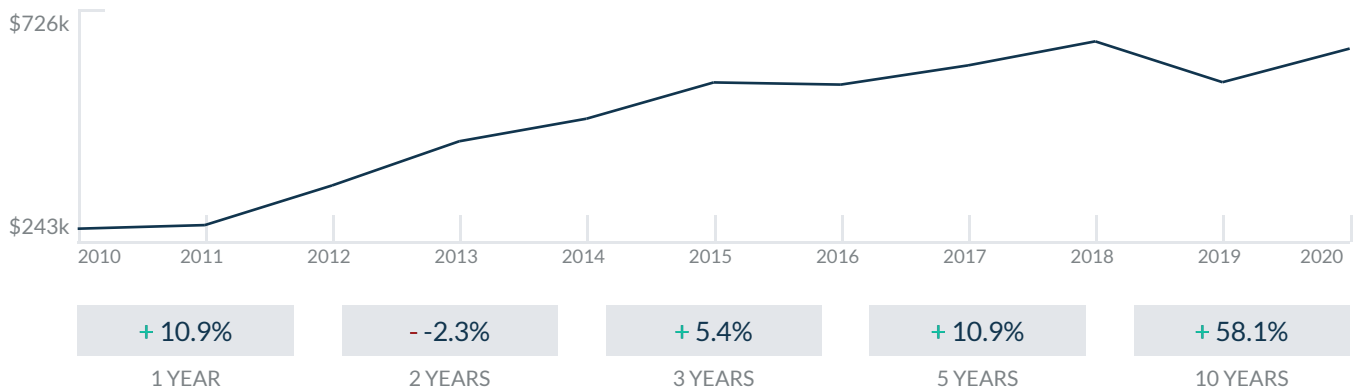
920 Sevilla Ave
Coral Gables, FL 33133

Every month we compile this comprehensive market report focus on Venetian Coral Gables 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 venetiancoralgables.com.

Property Stats

POSTAL CODE 33133

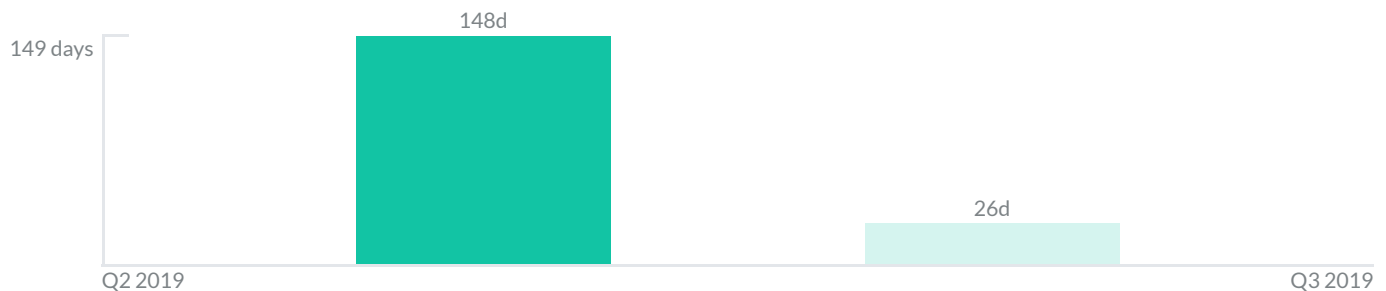
The property stats graph represents the median price evolution since ten years in your postal code area.



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
George Washington Carver Middle School
10/10

HIGH SCHOOL
Academy Of Arts & Minds
4/10

Insights

IN VENETIAN CORAL GABLES

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

% to %

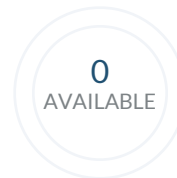
CAP RATE

Yearly net income when rent

3.4%

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 Venetian Coral Gables



\$5,700



UNIT

RENTED | JUL 2020



\$4,000



UNIT

RENTED | JUL 2020



\$2,450



UNIT 2B

RENTED | JUL 2020



\$7,300



UNIT

RENTED | JUL 2020

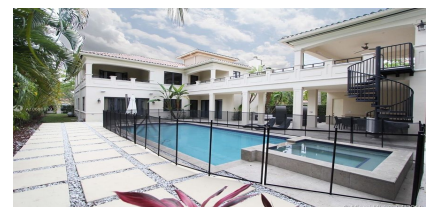


\$5,250



UNIT

RENTED | JUL 2020



\$13,000



UNIT

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN VENETIAN CORAL GABLES

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 3A | \$495,000 | 2/2 | \$386.7 | 1,280 | Jul 2019 | 26 |
| 3C | \$585,000 | 2/2 | \$332.4 | 1,760 | May 2019 | 293 |
| 3B | \$500,000 | 2/2 | \$390.6 | 1,280 | May 2019 | 2 |
| 3A | \$372,000 | 2/2 | \$290.6 | 1,280 | May 2013 | 60 |
| 2-B | \$260,000 | 2/2 | \$189.8 | 1,370 | Feb 2011 | 12 |

Rented

LAST 20 PROPERTIES RENTED IN VENETIAN CORAL GABLES

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|----------|------------|---------|-------|-------------|----------------|
| N/A | \$5,700 | 4/4 | \$2.2 | 2,614 | Jan 2020 | 73 |
| N/A | \$4,000 | 4/3 | \$1.7 | 2,347 | Dec 2019 | 76 |
| 2B | \$2,450 | 2/3 | \$2.0 | 1,200 | Nov 2019 | 46 |
| N/A | \$7,300 | 4/3 | \$2.2 | 3,384 | Oct 2019 | 131 |
| N/A | \$5,250 | 4/4 | \$2.1 | 2,515 | Aug 2019 | 17 |
| N/A | \$13,000 | 6/8 | \$3.1 | 4,254 | Aug 2019 | 111 |
| N/A | \$3,800 | 4/2 | \$2.2 | 1,750 | Jul 2019 | 43 |
| N/A | \$6,200 | 4/5 | \$2.0 | 3,030 | Jun 2019 | 12 |
| N/A | \$2,500 | 2/2 | \$2.7 | 941 | Jun 2019 | 52 |
| 205 | \$1,525 | 2/2 | \$2.0 | 753 | May 2019 | 30 |
| 2A | \$2,450 | 2/2 | \$2.0 | 1,200 | Apr 2019 | 19 |
| N/A | \$5,500 | 5/4 | \$2.1 | 2,641 | Jul 2013 | 22 |
| N/A | \$7,900 | 3/2 | \$3.3 | 2,370 | Dec 2012 | 89 |
| N/A | \$3,500 | 3/2 | \$1.8 | 1,897 | Aug 2012 | 104 |
| N/A | \$2,500 | 2/2 | \$1.3 | 1,932 | Jul 2012 | 27 |
| N/A | \$4,000 | 3/2 | \$1.7 | 2,321 | Dec 2011 | 53 |
| 1A | \$1,950 | 2/2 | \$1.7 | 1,134 | Dec 2011 | 21 |
| N/A | \$10,000 | 6/4 | \$2.2 | 4,643 | Nov 2010 | 98 |
| N/A | \$4,600 | 4/4 | \$1.6 | 2,790 | Oct 2010 | 61 |
| N/A | \$4,000 | 4/3 | \$1.5 | 2,619 | Jul 2010 | 42 |