

Market Report

June, 2022



Venetian Coral Gables

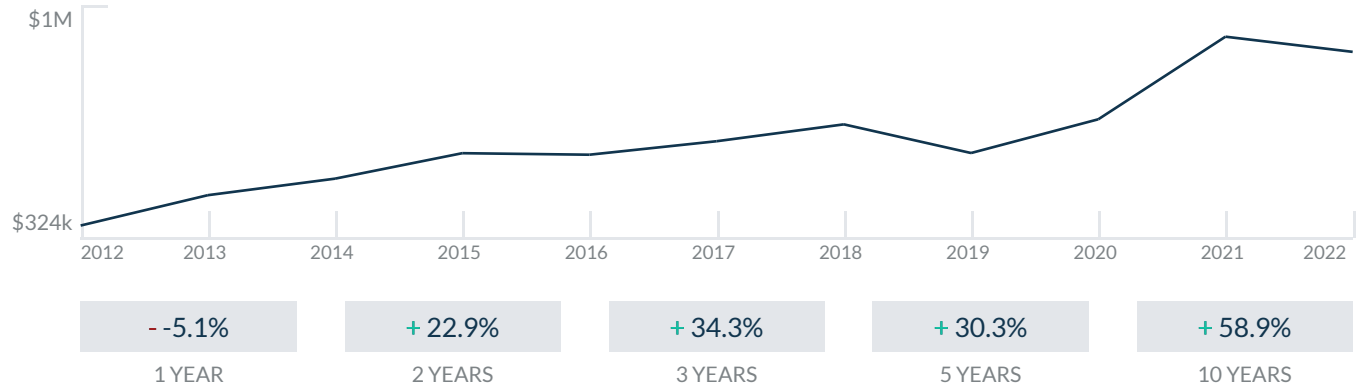
920 Sevilla Ave
Coral Gables, FL 33133

Every month we compile this comprehensive market report focus on Venetian Coral Gables in this convenient and easy to read format. Our 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 venetiancoralgables.com.

Property Stats

POSTAL CODE 33133

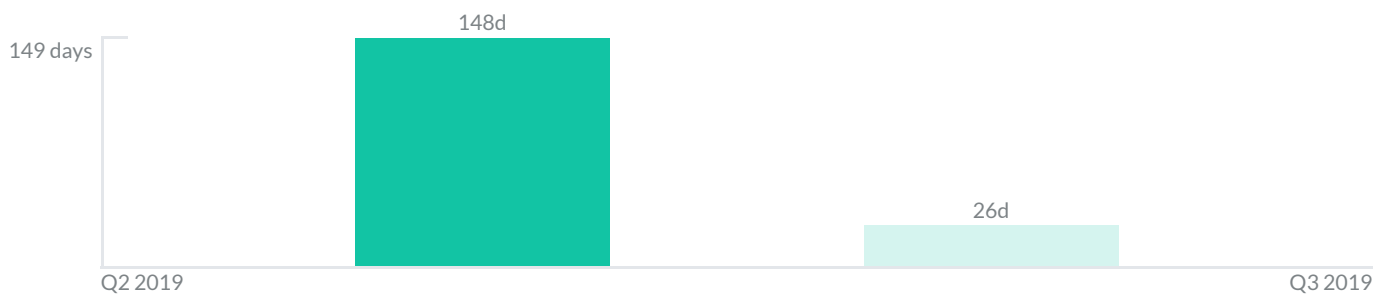
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

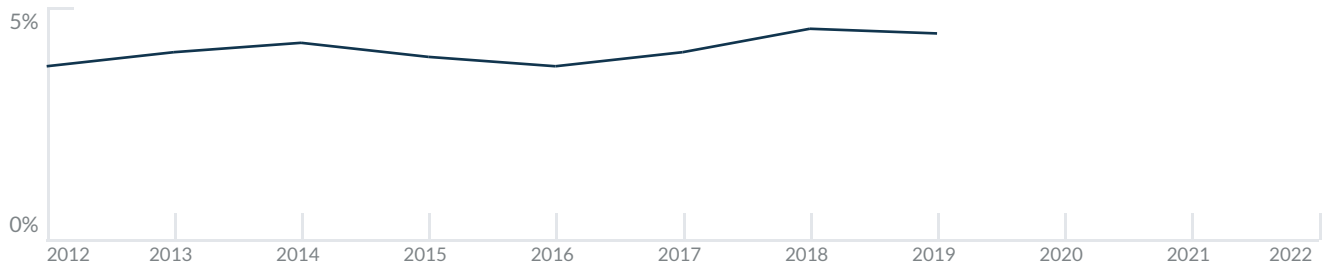


Mortgage Rates

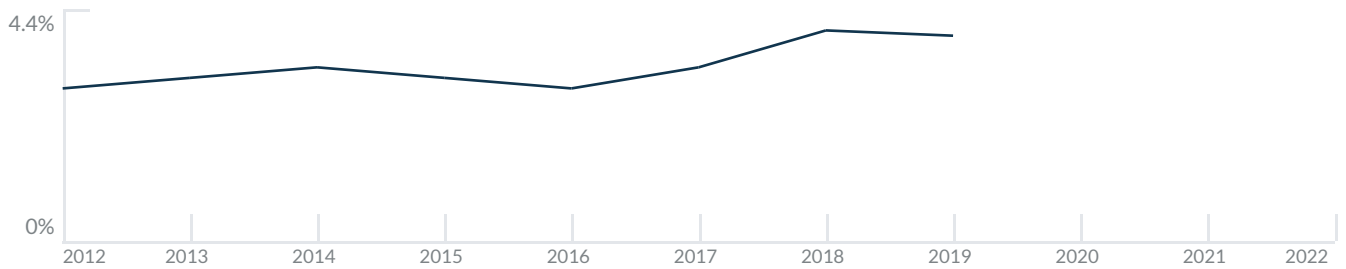
PER YEAR

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©

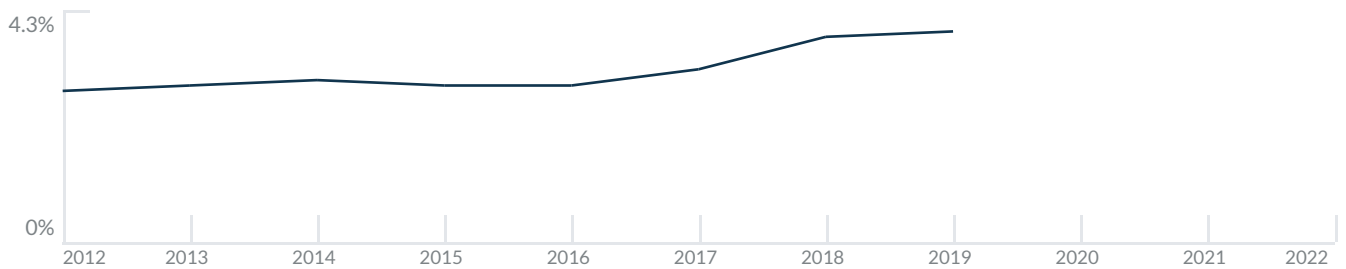
30 YEARS FIXED 4.4%



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 %

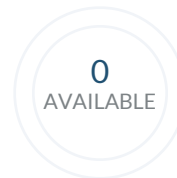
CAP RATE

Yearly net income when rent

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 Venetian Coral Gables



\$5,700



UNIT

RENTED | JUL 2021



\$4,000



UNIT

RENTED | JUL 2021



\$2,450



UNIT 2B

RENTED | JUL 2021



\$7,300



UNIT

RENTED | JUL 2021

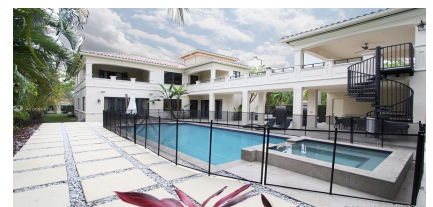


\$5,250



UNIT

RENTED | JUL 2021



\$13,000



UNIT

RENTED | JUN 2021

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