

Market Report

June, 2023



Grove Enclave

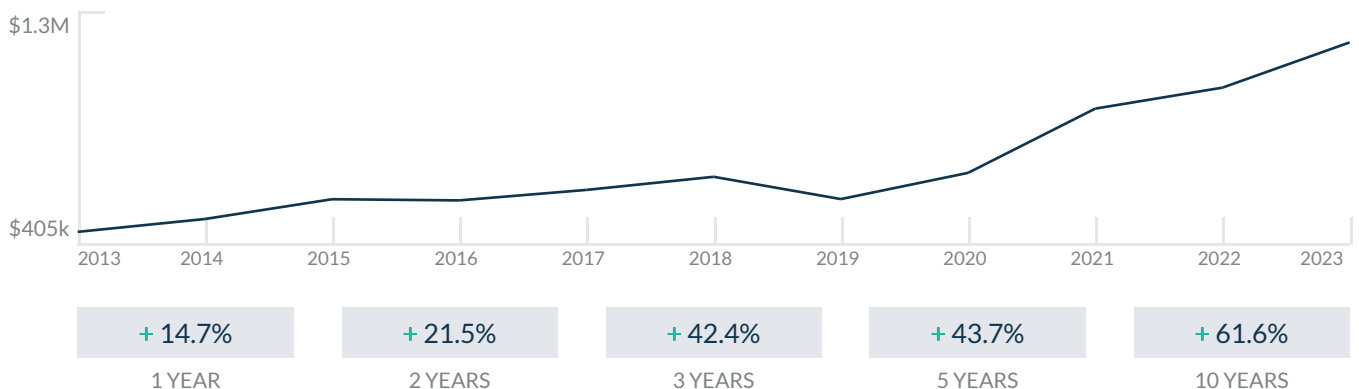
3020 McDonald St
Miami, FL 33133

Every month we compile this comprehensive market report focus on Grove Enclave 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 groveenclavecondosforsale.com.

Property Stats

POSTAL CODE 33133

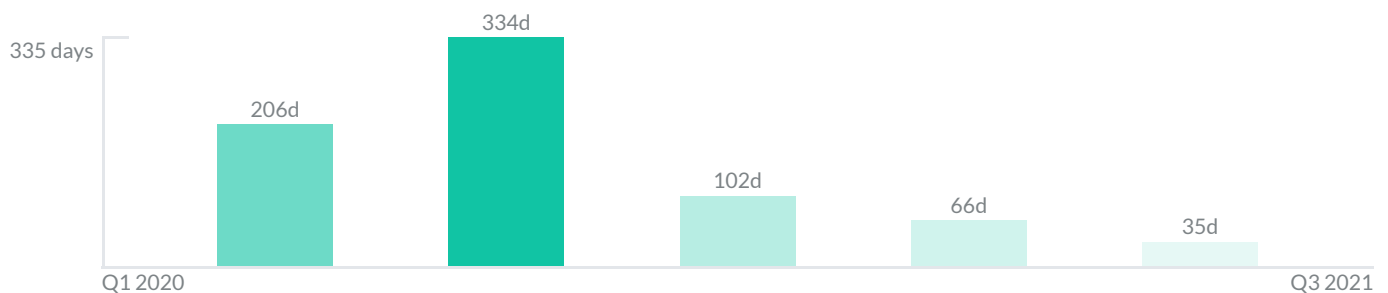
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

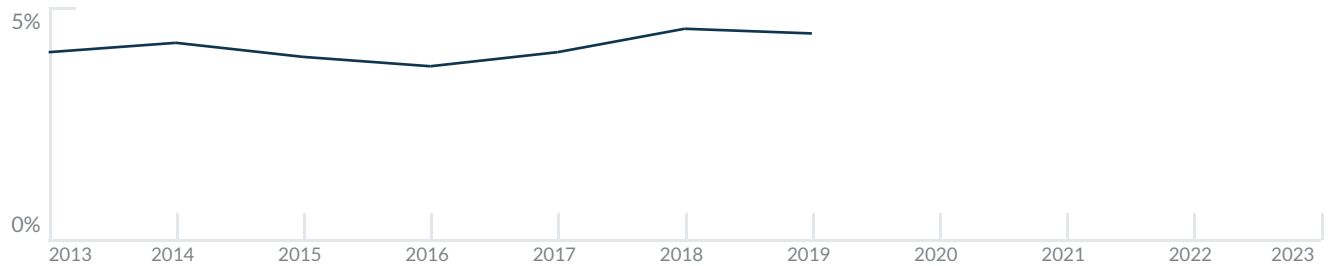


Mortgage Rates

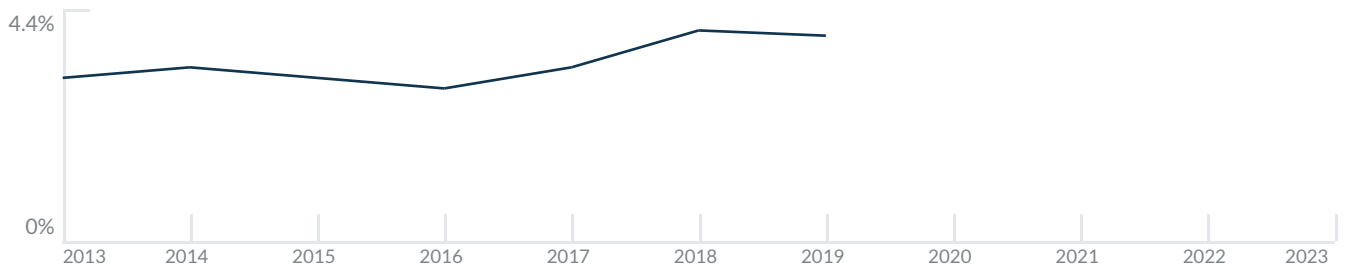
PER YEAR

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©

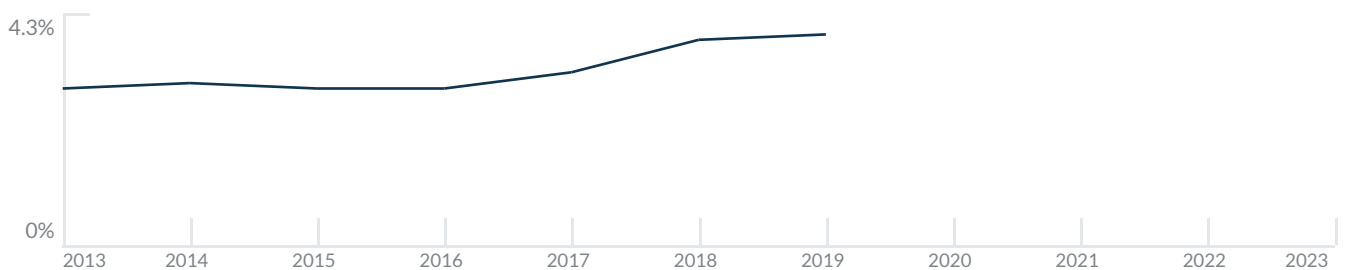
30 YEARS FIXED 4.4%



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

Mater Grove Academy

10/10

MIDDLE SCHOOL

George Washington Carver Middle School

10/10

HIGH SCHOOL

Academy Of Arts & Minds

4/10

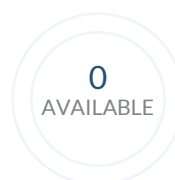
Insights

IN GROVE ENCLAVE

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 Grove Enclave

\$6,500  3  3
UNIT 3028 **RENTED** | FEB 2022

\$835,000  3  3
UNIT 20 **SOLD** | JUL 2021

\$729,000  3  3
UNIT 19 **SOLD** | APR 2021

\$1,150,000  5  5
UNIT 22 **SOLD** | JUL 2021

\$750,000  3  3
UNIT **SOLD** | JUL 2021

\$650,000  3  3
UNIT 3065 **SOLD** | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN GROVE ENCLAVE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
20	\$835,000	3/3	\$416.3	2,006	Jul 2021	35
19	\$729,000	3/3	\$363.4	2,006	Mar 2021	66
22	\$1,150,000	5/5	\$314.5	3,657	Aug 2020	102
N/A	\$750,000	3/3	\$320.8	2,338	May 2020	334
3065	\$650,000	3/3	\$309.5	2,100	Mar 2020	154
2	\$565,000	4/3	\$216.3	2,612	Mar 2020	256
3122	\$369,000	2/2	\$323.7	1,140	Mar 2020	328
7	\$399,000	2/2	\$332.5	1,200	Mar 2020	185
1	\$675,000	3/3	\$287.2	2,350	Feb 2020	149
N/A	\$839,000	3/4	\$373.4	2,247	Feb 2020	166
N/A	\$1,170,000	3/4	\$426.5	2,743	Dec 2019	110
N/A	\$799,000	3/3	\$378.7	2,110	Dec 2019	16
3099	\$1,290,000	3/4	\$494.6	2,608	Nov 2019	64
7	\$798,000	3/3	\$339.6	2,350	Nov 2019	18
3	\$349,500	2/2	\$291.3	1,200	Nov 2019	181
III-5	\$265,000	2/3	\$302.5	876	Nov 2019	165
D	\$840,000	3/3	\$378.2	2,221	Oct 2019	14
N/A	\$735,000	3/3	\$353.5	2,079	Oct 2019	5
F	\$425,000	2/2	\$389.9	1,090	Oct 2019	1
D4	\$268,000	1/2	\$393.5	681	Oct 2019	223

Rented

LAST 20 PROPERTIES RENTED IN GROVE ENCLAVE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3028	\$6,500	3/3	\$2.8	2,350	Dec 2021	46
3122	\$2,500	2/2	\$2.2	1,140	Feb 2020	160
N/A	\$3,300	2/3	\$1.9	1,744	Jan 2020	124
F	\$3,000	3/3	\$2.5	1,220	Nov 2019	114
N/A	\$3,250	2/3	\$2.3	1,428	Nov 2019	135
b	\$3,100	2/3	\$2.1	1,488	Nov 2019	57
I2	\$2,100	2/3	\$2.4	876	Nov 2019	118
1	\$4,250	3/2	\$1.9	2,200	Oct 2019	35
I1	\$2,000	2/3	\$2.1	936	Oct 2019	23
I-6	\$2,100	2/3	\$2.4	876	Sep 2019	102
3236	\$4,200	3/3	\$1.7	2,500	Sep 2019	39
3193	\$3,000	3/3	\$1.5	2,000	Sep 2019	43
3120	\$3,500	3/3	\$1.6	2,195	Sep 2019	18
5	\$4,600	3/3	\$1.8	2,577	Sep 2019	31
3142B	\$4,100	3/3	\$1.7	2,400	Aug 2019	4
3141	\$5,000	3/3	\$1.9	2,581	Aug 2019	2
119	\$3,000	2/4	\$2.1	1,425	Aug 2019	18
3127	\$4,300	3/3	\$1.8	2,410	Jul 2019	84
A	\$3,000	2/2	\$2.7	1,120	Jul 2019	10
3140	\$3,900	3/3	\$1.7	2,300	Jul 2019	35