

# Market Report

March, 2020



## Grove View

2550 SW 27th Ave  
Miami, FL 33133

Every month we compile this comprehensive market report focus on Grove 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 [groveviewcondosforsale.com](http://groveviewcondosforsale.com).

## Property Stats

POSTAL CODE 33133

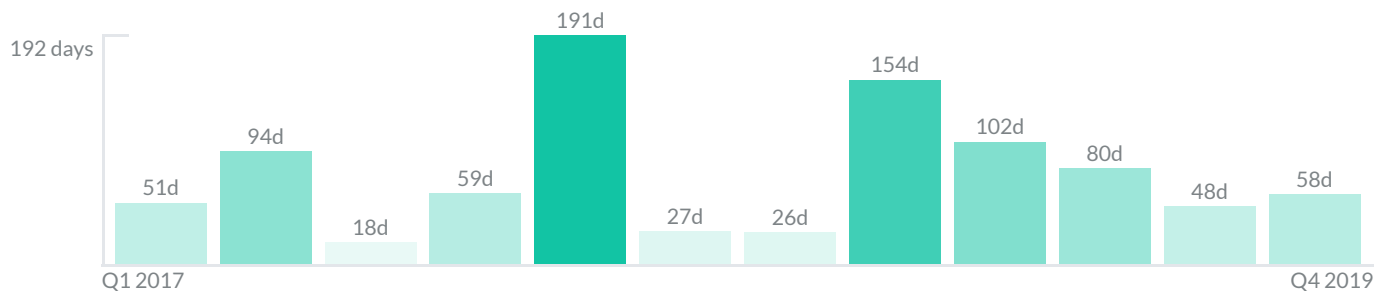
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

International Studies Charter Middle School

10/10

HIGH SCHOOL

Academy Of Arts & Minds

4/10

# Insights

IN GROVE VIEW

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

1 BED  
**\$230,000**  
 AVERAGE PRICE  
 1 FOR SALE  
 0 FOR RENT

3 BED  
**\$395,000**  
 AVERAGE PRICE  
 1 FOR SALE  
 0 FOR RENT

5.4% to 7.2%  
 CAP RATE  
 Yearly net income when rent

1.7%  
 NEGOTIABILITY  
 What you can negotiate

2  
 AVAILABLE

0  
 SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grove View



\$3,000



UNIT 2730

RENTED | FEB 2020



\$2,390



UNIT

RENTED | FEB 2020



\$2,100



UNIT 802

RENTED | FEB 2020



\$1,990



UNIT

RENTED | FEB 2020



\$2,600



UNIT

RENTED | FEB 2020



\$175,000



UNIT 401

SOLD | FEB 2020

## Sold

LAST 20 PROPERTIES SOLD IN GROVE VIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
401	\$175,000	2/2	\$280.0	625	Nov 2019	58
2730	\$399,000	3/3	\$241.8	1,650	Sep 2019	8
1	\$169,900	2/1	\$263.4	645	Aug 2019	16
504	\$230,000	1/1	\$308.7	745	Aug 2019	124
506	\$199,000	2/2	\$318.4	625	Aug 2019	45
101	\$300,000	0/0	N/A	N/A	Jun 2019	13
A	\$585,000	3/3	\$263.4	2,221	Jun 2019	119
PH1	\$539,900	2/3	\$317.6	1,700	Jun 2019	147
908	\$220,000	1/1	\$335.9	655	Apr 2019	40
706	\$319,000	2/2	\$261.5	1,220	Feb 2019	71
907	\$220,000	1/1	\$320.7	686	Feb 2019	132
PH-2	\$443,700	3/3	\$236.9	1,873	Nov 2018	40
1007	\$250,000	1/2	\$345.8	723	Oct 2018	81
309	\$169,900	1/1	\$267.6	635	Oct 2018	341
702	\$245,000	1/2	\$322.4	760	Sep 2018	48
203	\$167,900	1/1	\$213.3	787	Sep 2018	25
107	\$178,000	2/1	\$284.8	625	Aug 2018	10
204	\$314,900	2/2	\$281.2	1,120	Jul 2018	22
602	\$224,900	1/1	N/A	N/A	May 2018	29
906	\$285,900	2/2	\$286.8	997	May 2018	25

## Rented

LAST 20 PROPERTIES RENTED IN GROVE VIEW

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2730	\$3,000	3/3	\$1.8	1,650	Jan 2020	63
N/A	\$2,390	2/1	\$1.8	1,320	Dec 2019	103
802	\$2,100	2/2	\$1.7	1,241	Dec 2019	59
N/A	\$1,990	2/2	\$2.1	938	Dec 2019	73
N/A	\$2,600	3/2	\$1.4	1,827	Dec 2019	59
1	\$1,900	2/1	\$0.7	2,775	Nov 2019	33
BACK	\$2,450	3/2	\$1.2	2,001	Nov 2019	38
502	\$1,550	1/2	\$2.0	760	Oct 2019	64
702	\$1,600	1/2	\$2.2	735	Oct 2019	19
8	\$1,250	1/1	\$0.3	4,589	Oct 2019	17
1004	\$1,995	2/2	\$2.0	997	Oct 2019	37
7	\$1,000	0/1	\$0.2	4,589	Oct 2019	53
9	\$1,250	1/1	\$0.3	4,589	Oct 2019	3
205	\$1,850	1/2	\$1.9	952	Sep 2019	21
N/A	\$2,300	3/2	\$1.2	1,915	Sep 2019	6
2	\$1,000	0/1	N/A	N/A	Sep 2019	3
1007	\$1,750	1/1	\$2.6	686	Sep 2019	25
1206	\$2,250	2/2	\$1.8	1,220	Sep 2019	20
3	\$1,000	0/1	\$0.2	4,589	Sep 2019	12
605	\$1,550	1/2	\$2.1	735	Aug 2019	25

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
501	\$230,000	1/1	\$335.3	686	Feb 2020	Masri Rafael
2800	\$395,000	3/2	\$217.3	1818	Feb 2020	