

Market Report

February, 2021



Coconut Grove Bayshore

2575 S Bayshore Dr
Miami, FL 33133

Every month we compile this comprehensive market report focus on Coconut Grove Bayshore 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 bayshorecondosforsale.com.

Property Stats

POSTAL CODE 33133

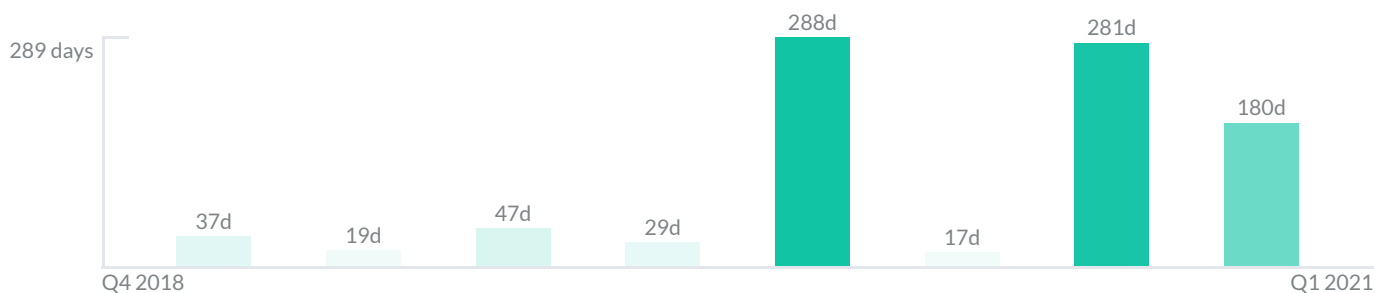
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

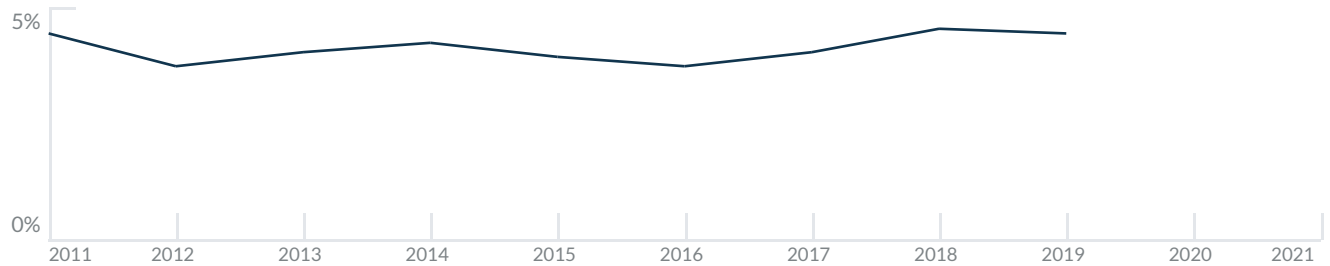


Mortgage Rates

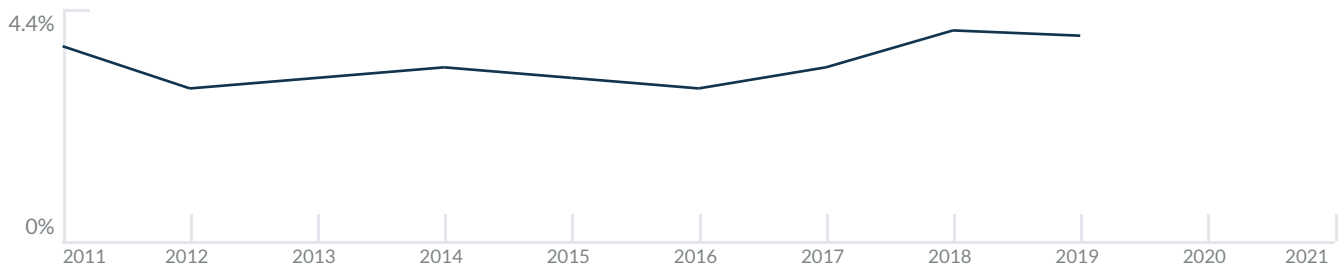
PER YEAR

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©

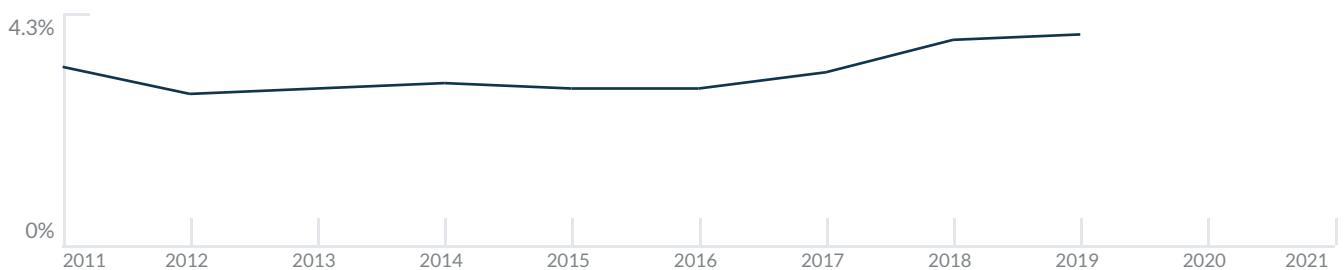
30 YEARS FIXED 4.4%



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

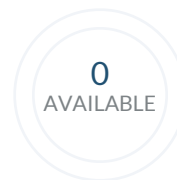
Insights

IN COCONUT GROVE BAYSHORE

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

% to %
CAP RATE
Yearly net income when rent

6.1%
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 Coconut Grove Bayshore



\$900,000



UNIT 5A

SOLD | JAN 2021



\$1,035,000



UNIT 6B

SOLD | DEC 2020

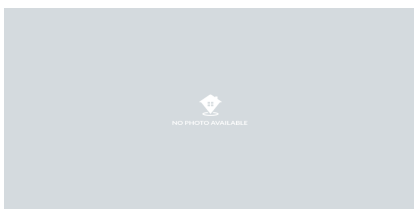


\$1,099,000



UNIT 5B

SOLD | NOV 2020



\$1,375,000



UNIT 11A

SOLD | NOV 2020



\$260,000



UNIT 419A

SOLD | NOV 2020



\$1,500



UNIT 320A

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN COCONUT GROVE BAYSHORE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5A	\$900,000	2/2	\$498.6	1,805	Jan 2021	180
6B	\$1,035,000	3/2	\$588.4	1,759	Dec 2020	281
5B	\$1,099,000	3/2	\$624.8	1,759	Jul 2020	23
11A	\$1,375,000	2/2	\$761.8	1,805	Jul 2020	11
419A	\$260,000	1/1	\$444.4	585	Feb 2020	288
322AR	\$259,900	1/1	\$444.3	585	Nov 2019	46
222AR	\$260,000	1/1	\$444.4	585	Oct 2019	12
201	\$385,000	2/1	\$602.5	639	May 2019	44
425AR	\$275,000	1/1	\$470.1	585	Apr 2019	50
324A	\$280,000	1/1	\$478.6	585	Mar 2019	19
3A	\$799,000	2/2	\$442.7	1,805	Dec 2018	37
318AR	\$285,000	1/1	\$487.2	585	Dec 2017	184
426AR	\$274,988	1/1	\$470.1	585	Dec 2017	5
11A	\$1,100,000	2/2	\$609.4	1,805	Aug 2017	116
11A	\$1,100,000	2/2	\$609.4	1,805	Aug 2017	116
3A	\$695,000	2/2	\$385.0	1,805	Jun 2016	111
3A	\$695,000	2/2	\$385.0	1,805	Jun 2016	111
9A	\$969,000	2/2	\$536.8	1,805	Apr 2015	22
9A	\$969,000	2/2	\$536.8	1,805	Apr 2015	22
12B	\$920,000	3/2	\$523.0	1,759	Apr 2015	32

Rented

LAST 20 PROPERTIES RENTED IN COCONUT GROVE BAYSHORE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
320A	\$1,500	1/1	\$2.6	585	Jan 2020	96
321AR	\$1,690	1/1	\$2.9	585	Sep 2019	34
412A	\$1,750	1/1	\$3.0	585	Aug 2019	28
PH5	\$1,550	1/1	\$2.6	585	Jul 2019	26
201	\$1,800	2/1	\$2.8	639	May 2019	17
1B	\$2,000	2/1	\$1.8	1,100	Feb 2019	14
9A	\$6,500	3/2	\$3.6	1,805	Aug 2018	51
9A	\$7,000	3/2	\$3.9	1,805	Jul 2017	49
9A	\$7,000	3/2	\$3.9	1,805	Jul 2017	49
1B	\$2,000	2/1	N/A	N/A	May 2017	71
1B	\$2,000	2/1	N/A	N/A	May 2017	71
15B	\$4,425	3/2	N/A	N/A	Oct 2016	39
310	\$1,700	2/1	\$2.6	650	Oct 2016	7
3A	\$3,800	2/2	\$2.1	1,805	Jul 2014	48
3A	\$3,800	2/2	\$2.1	1,805	Jul 2014	48
N/A	\$4,200	3/2	\$2.4	1,759	Dec 2013	430
15B	\$4,200	3/2	\$2.4	1,759	Dec 2013	430
12-A	\$6,000	2/2	\$3.3	1,805	May 2013	20
12-A	\$6,000	2/2	\$3.3	1,805	May 2013	20
209	\$1,550	2/1	\$2.3	671	Oct 2012	38