

# Market Report

August, 2020



## Gables Park Tower

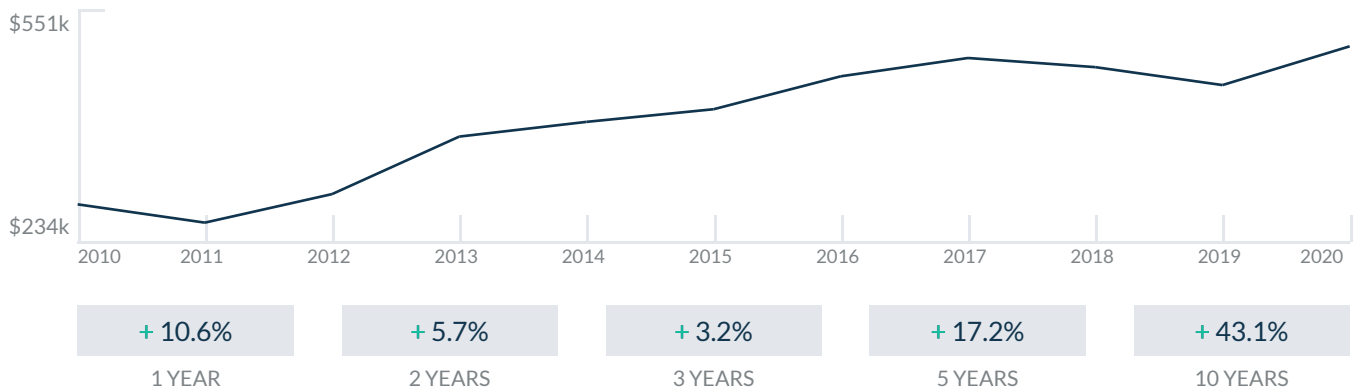
357 Almeria Av  
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Gables Park Tower 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 [gablesparktowercondosforsale.com](http://gablesparktowercondosforsale.com).

## Property Stats

POSTAL CODE 33134

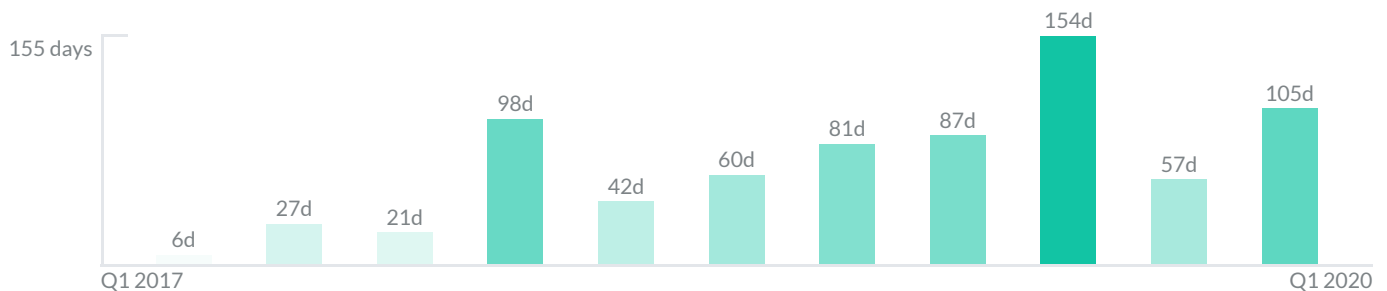
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 GABLES PARK TOWER

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

2 BEDS

\$356,000  
AVERAGE PRICE

3 FOR SALE  
2 FOR RENT

2.7% to 4.4%

CAP RATE

Yearly net income when rent

49.5%

NEGOTIABILITY

What you can negotiate

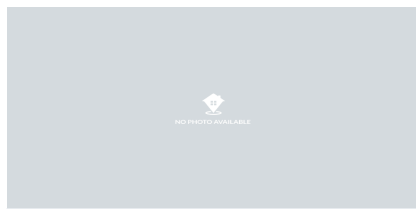


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Gables Park Tower



\$2,500



UNIT 1505

RENTED | JUL 2020



\$2,250



UNIT 804

RENTED | JUL 2020



\$359,000



UNIT 905

SOLD | JUL 2020



\$379,000



UNIT 1003

SOLD | JUL 2020



\$960,000



UNIT

SOLD | JUL 2020



\$2,500



UNIT

RENTED | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN GABLES PARK TOWER

| Unit | Price     | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| 905  | \$359,000 | 2/2        | \$340.9 | 1,053 | Mar 2020    | 84             |
| 1003 | \$379,000 | 2/2        | \$359.9 | 1,053 | Mar 2020    | 20             |
| N/A  | \$960,000 | 4/4        | \$347.1 | 2,766 | Mar 2020    | 210            |
| 806  | \$339,000 | 2/2        | \$363.7 | 932   | Nov 2019    | 57             |
| 1006 | \$339,000 | 2/2        | \$363.7 | 932   | Jul 2019    | 154            |
| 1102 | \$359,900 | 2/2        | \$386.2 | 932   | Jun 2019    | 143            |
| 1503 | \$250,000 | 2/2        | \$260.4 | 960   | May 2019    | 77             |
| 1205 | \$379,999 | 2/2        | \$360.9 | 1,053 | May 2019    | 13             |
| 102  | \$4,500   | 0/0        | N/A     | N/A   | Apr 2019    | 90             |
| 1107 | \$385,000 | 2/2        | \$376.3 | 1,023 | Apr 2019    | 113            |
| 704  | \$350,000 | 2/2        | \$351.1 | 997   | Mar 2019    | 80             |
| 701  | \$2,200   | 2/2        | \$2.2   | 1,023 | Jan 2019    | 82             |
| 1404 | \$269,000 | 2/2        | \$280.2 | 960   | Nov 2018    | 45             |
| 1203 | \$390,000 | 2/2        | \$370.4 | 1,053 | Oct 2018    | 74             |
| 903  | \$382,500 | 2/2        | \$363.2 | 1,053 | Jul 2018    | 42             |
| 1006 | \$340,000 | 2/2        | \$364.8 | 932   | Mar 2018    | 48             |
| 506  | \$349,000 | 2/2        | \$374.5 | 932   | Feb 2018    | 145            |
| 506  | \$349,000 | 2/2        | \$374.5 | 932   | Feb 2018    | 145            |
| 607  | \$389,900 | 2/2        | \$381.1 | 1,023 | Jan 2018    | 76             |
| 607  | \$389,900 | 2/2        | \$381.1 | 1,023 | Jan 2018    | 76             |

## Rented

LAST 20 PROPERTIES RENTED IN GABLES PARK TOWER

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1505 | \$2,500 | 3/2        | \$2.4   | 1,053 | Jul 2020    | 53             |
| 804  | \$2,250 | 2/2        | \$2.3   | 997   | Apr 2020    | 205            |
| N/A  | \$2,500 | 2/2        | \$1.6   | 1,530 | Dec 2019    | 128            |
| N/A  | \$2,350 | 3/2        | \$1.6   | 1,500 | Dec 2019    | 79             |
| 1501 | \$2,350 | 2/2        | \$2.3   | 1,023 | Nov 2019    | 59             |
| 601  | \$2,400 | 2/2        | \$2.3   | 1,023 | Nov 2019    | 57             |
| 903  | \$2,500 | 2/2        | \$2.4   | 1,053 | Nov 2019    | 30             |
| 2880 | \$2,850 | 3/2        | \$1.7   | 1,662 | Oct 2019    | 158            |
| 1004 | \$2,200 | 2/2        | \$2.2   | 997   | Oct 2019    | 35             |
| 1002 | \$2,100 | 2/2        | \$2.3   | 932   | Sep 2019    | 56             |
| 737  | \$2,375 | 1/2        | \$3.6   | 660   | Aug 2019    | 63             |
| 734  | \$2,475 | 1/2        | \$3.2   | 767   | Aug 2019    | 62             |
| 735  | \$2,375 | 1/2        | \$3.3   | 715   | Aug 2019    | 57             |
| 1502 | \$2,500 | 2/2        | \$2.7   | 932   | Jul 2019    | 10             |
| 335  | \$2,100 | 2/1        | \$1.1   | 1,998 | Jul 2019    | 34             |
| N/A  | \$4,500 | 3/4        | \$1.7   | 2,703 | Jun 2019    | 67             |
| N/A  | \$2,200 | 2/2        | N/A     | N/A   | May 2019    | 18             |
| Side | \$1,625 | 1/1        | \$2.2   | 750   | May 2019    | 16             |
| 1502 | \$1,800 | 2/2        | \$1.9   | 960   | May 2019    | 99             |
| .    | \$2,300 | 2/2        | \$1.2   | 1,998 | May 2019    | 33             |

## Currently Listed

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ACTIVE LISTINGS 1/1

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner           |
|------|-------------|------------|---------|------|--------------|-----------------|
| 3    | \$385,000   | 2/2        | \$346.5 | 1111 | Jul 2020     | LORENZ MIC...   |
| 331  | \$1,975/mth | 2/2        | \$1.5   | 1300 | Jun 2020     | FRANCIS A IZ... |
| 606  | \$345,000   | 2/2        | \$370.2 | 932  | Feb 2020     | JACQUELINE...   |
| 804  | \$338,500   | 2/2        | \$339.5 | 997  | Jul 2020     | SANTIAGO ES...  |
| 1502 | \$2,450/mth | 2/2        | \$2.6   | 932  | Jul 2020     | ARNALDO HE...   |