

Market Report

October, 2020



Grove at Grand Bay

2675 S Bayshore Dr
Coconut Grove, FL 33133

Every month we compile this comprehensive market report focus on Grove at Grand Bay 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 groveatgrandbaymiamicondosforsale.com.

Property Stats

POSTAL CODE 33133

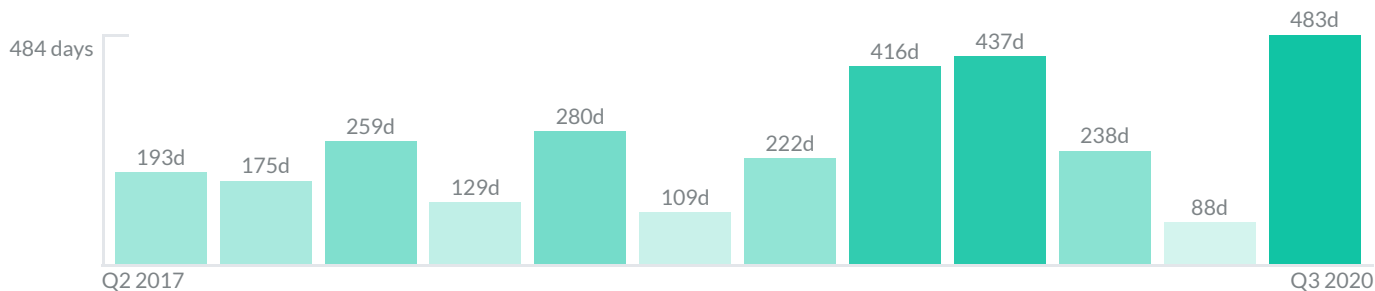
The property stats graph represents the median price evolution since ten years in your postal code area.



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 AT GRAND BAY


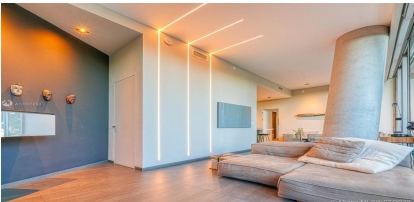
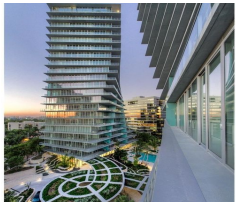
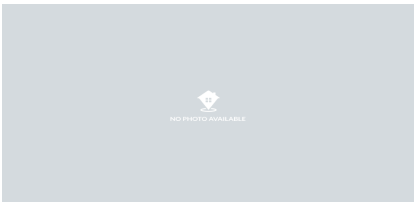


Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grove at Grand Bay

| | | |
|--|--|--|
|  <p>\$2,700,000</p> <p>UNIT 701N</p> <p>5 Bathrooms 3 Bedrooms</p> <p>SOLD SEP 2020</p> |  <p>\$5,300</p> <p>UNIT 304N</p> <p>3 Bathrooms 2 Bedrooms</p> <p>RENTED SEP 2020</p> |  <p>\$2,600,000</p> <p>UNIT 402-S</p> <p>6 Bathrooms 5 Bedrooms</p> <p>SOLD SEP 2020</p> |
|  <p>\$8,900,000</p> <p>UNIT 1901S</p> <p>7 Bathrooms 5 Bedrooms</p> <p>SOLD SEP 2020</p> |  <p>\$2,800,000</p> <p>UNIT 401S</p> <p>7 Bathrooms 5 Bedrooms</p> <p>SOLD JUL 2020</p> |  <p>\$22,000</p> <p>UNIT 501S</p> <p>6 Bathrooms 5 Bedrooms</p> <p>RENTED JUL 2020</p> |

Sold

LAST 20 PROPERTIES SOLD IN GROVE AT GRAND BAY

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|--------|-------------|------------|-----------|-------|-------------|----------------|
| 701N | \$2,700,000 | 3/5 | \$940.1 | 2,872 | Sep 2020 | 592 |
| 402-S | \$2,600,000 | 5/6 | \$636.5 | 4,085 | Sep 2020 | 374 |
| 1901S | \$8,900,000 | 5/7 | \$1,512.6 | 5,884 | Aug 2020 | N/A |
| 401S | \$2,800,000 | 5/7 | \$623.3 | 4,492 | May 2020 | 88 |
| 1503 | \$1,099,000 | 2/3 | \$718.3 | 1,530 | Mar 2020 | 279 |
| 1103 | \$1,090,000 | 2/3 | \$712.4 | 1,530 | Feb 2020 | 433 |
| 803N | \$3,500,000 | 4/6 | \$837.5 | 4,179 | Jan 2020 | 2 |
| 604N | \$950,000 | 2/3 | \$876.4 | 1,084 | Sep 2019 | 365 |
| 403N | \$2,725,000 | 4/6 | \$663.0 | 4,110 | Sep 2019 | N/A |
| 1005 | \$460,000 | 1/1 | \$479.7 | 959 | Sep 2019 | 826 |
| 804-N | \$799,000 | 2/3 | \$723.1 | 1,105 | Aug 2019 | 120 |
| 1402-N | \$2,299,000 | 3/4 | \$1,021.3 | 2,251 | Jun 2019 | 245 |
| 602-N | \$2,125,000 | 3/4 | \$1,014.3 | 2,095 | Jun 2019 | 955 |
| 101 | \$205,000 | 1/1 | \$346.9 | 591 | Apr 2019 | 48 |
| 1602-N | \$2,250,000 | 3/4 | \$1,230.2 | 1,829 | Dec 2018 | 222 |
| 1202N | \$2,349,000 | 3/4 | \$1,332.4 | 1,763 | Sep 2018 | 91 |
| 603S | \$3,050,000 | 3/4 | \$928.5 | 3,285 | Jul 2018 | 178 |
| 1103-S | \$3,400,000 | 2/4 | \$1,414.3 | 2,404 | Jul 2018 | 51 |
| 1202S | \$4,975,000 | 3/5 | \$1,328.4 | 3,745 | Jul 2018 | 117 |
| 601-S | \$3,445,000 | 3/5 | \$885.6 | 3,890 | Jun 2018 | 185 |

Rented

LAST 20 PROPERTIES RENTED IN GROVE AT GRAND BAY

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|-------|----------|------------|---------|-------|-------------|----------------|
| 304N | \$5,300 | 2/3 | \$5.0 | 1,053 | Sep 2020 | 51 |
| 501S | \$22,000 | 5/6 | \$4.8 | 4,572 | May 2020 | 91 |
| 1103N | \$20,000 | 5/7 | \$3.9 | 5,134 | Mar 2020 | 77 |
| 903N | \$23,000 | 5/5 | \$5.5 | 4,206 | Nov 2019 | 134 |
| 506 | \$1,650 | 1/1 | \$2.7 | 610 | Nov 2019 | 19 |
| S-602 | \$17,500 | 5/6 | \$4.6 | 3,828 | Oct 2019 | 90 |
| 1801N | \$20,000 | 3/5 | \$5.9 | 3,366 | Sep 2019 | N/A |
| 704N | \$5,500 | 2/3 | \$5.0 | 1,092 | Aug 2019 | 64 |
| PH4 | \$1,800 | 2/1 | \$2.6 | 699 | Aug 2019 | 50 |
| 103 | \$1,490 | 1/1 | \$2.8 | 538 | Jul 2019 | 67 |
| 1703N | \$30,000 | 5/7 | \$5.3 | 5,689 | Jul 2019 | 57 |
| 1102S | \$18,900 | 4/5 | \$5.3 | 3,544 | Jun 2019 | 36 |
| 802-N | \$12,500 | 3/4 | \$6.4 | 1,968 | Jun 2019 | 102 |
| 109 | \$1,500 | 1/1 | \$2.8 | 534 | Jun 2019 | 46 |
| 401 | \$1,550 | 1/1 | \$2.6 | 600 | May 2019 | 65 |
| 804N | \$4,300 | 2/3 | \$3.9 | 1,105 | May 2019 | 204 |
| 905 | \$3,000 | 1/2 | \$3.1 | 959 | May 2019 | 46 |
| 402N | \$9,500 | 3/5 | \$4.4 | 2,180 | Apr 2019 | 44 |
| 301 | \$1,700 | 1/1 | \$2.9 | 593 | Apr 2019 | 8 |
| 901-S | \$20,000 | 5/7 | \$4.1 | 4,903 | Dec 2018 | 114 |

Currently Listed

ACTIVE LISTINGS 1/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|-------|--------------|------------|-----------|-------|--------------|-----------------|
| PH-1 | \$19,800,000 | 6/6 | \$1,956.9 | 10118 | Sep 2020 | Jayme Halli |
| LPH-N | \$19,995,000 | 6/8 | \$1,875.0 | 10664 | Sep 2020 | N/A |
| PH1-N | \$8,700,000 | 5/6 | \$1,791.6 | 4856 | Sep 2020 | J ARTURO FRI... |
| 302N | \$1,950,000 | 3/4 | \$963.0 | 2025 | Sep 2020 | N/A |
| 304N | \$1,145,000 | 1/2 | \$1,087.4 | 1053 | Sep 2020 | DIDIER DOUC... |
| 304N | \$1,050,000 | 2/3 | \$997.2 | 1053 | Sep 2020 | DIDIER DOUC... |
| 402N | \$12,500/mth | 3/5 | \$5.7 | 2180 | Sep 2020 | JOSE M BONN... |
| 502-S | \$3,250,000 | 5/6 | \$846.8 | 3838 | Sep 2020 | Gregory John |
| 504N | \$950,000 | 2/3 | \$884.5 | 1074 | Sep 2020 | FLORENCIA S... |
| 603N | \$19,000/mth | 5/5 | \$4.6 | 4131 | Sep 2020 | ALEXANDER... |
| 604N | \$699,000 | 2/3 | \$644.8 | 1084 | Sep 2020 | FLORENCIA S... |
| 604N | \$5,500/mth | 2/3 | \$5.1 | 1084 | Sep 2020 | FLORENCIA S... |
| 703N | \$4,299,000 | 5/5 | \$1,029.9 | 4174 | Sep 2020 | N/A |
| 703N | \$24,000/mth | 5/6 | \$5.7 | 4174 | Sep 2020 | N/A |
| 703N | \$3,878,000 | 5/5 | \$929.1 | 4174 | Sep 2020 | N/A |
| 703N | \$24,000/mth | 5/5 | \$5.7 | 4174 | Sep 2020 | N/A |
| 704N | \$5,500/mth | 2/3 | \$5.0 | 1092 | Sep 2020 | WILLIAM SCH... |
| 704N | \$995,000 | 2/3 | \$911.2 | 1092 | Sep 2020 | WILLIAM SCH... |
| 901-S | \$22,000/mth | 5/7 | \$4.7 | 4647 | Sep 2020 | N/A |
| 901S | \$5,500,000 | 5/6 | \$1,183.6 | 4647 | Sep 2020 | N/A |

Currently Listed

ACTIVE LISTINGS 2/2

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|--------|--------------|------------|-----------|------|--------------|-----------------|
| 1001S | \$3,500,000 | 5/6 | \$889.2 | 3936 | Sep 2020 | N/A |
| 1003N | \$5,500,000 | 5/7 | \$1,144.2 | 4807 | Sep 2020 | N/A |
| 1102N | \$2,090,000 | 3/4 | \$1,046.0 | 1998 | Sep 2020 | N/A |
| 1102S | \$4,650,000 | 5/6 | \$1,312.1 | 3544 | Sep 2020 | N/A |
| 1103S | \$25,000/mth | 3/4 | \$10.4 | 2404 | Sep 2020 | N/A |
| 1103S | \$3,900,000 | 3/4 | \$1,622.3 | 2404 | Sep 2020 | N/A |
| 1401N | \$3,650,000 | 3/5 | \$1,085.3 | 3363 | Sep 2020 | JUAN R DEAN... |
| 1403N | \$6,150,000 | 6/6 | \$1,158.8 | 5307 | Sep 2020 | N/A |
| 1403N | \$6,150,000 | 6/6 | \$1,158.8 | 5307 | Sep 2020 | N/A |
| 1501N | \$3,799,000 | 4/6 | \$1,130.3 | 3361 | Sep 2020 | WOJCIECH JA... |
| 1601N | \$3,799,000 | 4/6 | \$1,129.0 | 3365 | Sep 2020 | LIGHT BLUE I... |
| 1607 | \$467,000 | 1/2 | \$520.0 | 898 | Sep 2020 | ARCHER C GIL... |
| 1702S | \$5,200,000 | 4/6 | \$1,431.3 | 3633 | Sep 2020 | LUIZ TARCISI... |
| 1901N | \$30,000/mth | 5/7 | \$6.2 | 4854 | Sep 2020 | WALTER ALE... |
| 1902-S | \$4,950,000 | 4/6 | \$1,253.5 | 3949 | Sep 2020 | N/A |
| 1902-S | \$24,000/mth | 4/6 | \$6.1 | 3949 | Sep 2020 | N/A |
| 1902N | \$6,500,000 | 5/7 | \$1,246.9 | 5213 | Sep 2020 | N/A |
| 2001-N | \$4,750,000 | 5/7 | \$977.6 | 4859 | Sep 2020 | MICHAEL E FR... |
| 2001N | \$4,850,000 | 5/7 | \$998.1 | 4859 | Sep 2020 | MICHAEL E FR... |
| 2001N | \$22,500/mth | 5/7 | \$4.6 | 4859 | Sep 2020 | MICHAEL E FR... |