



Granada Park

720 Coral Way
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Granada Park 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 granadaparkcondosforsale.com.

Property Stats

POSTAL CODE 33134

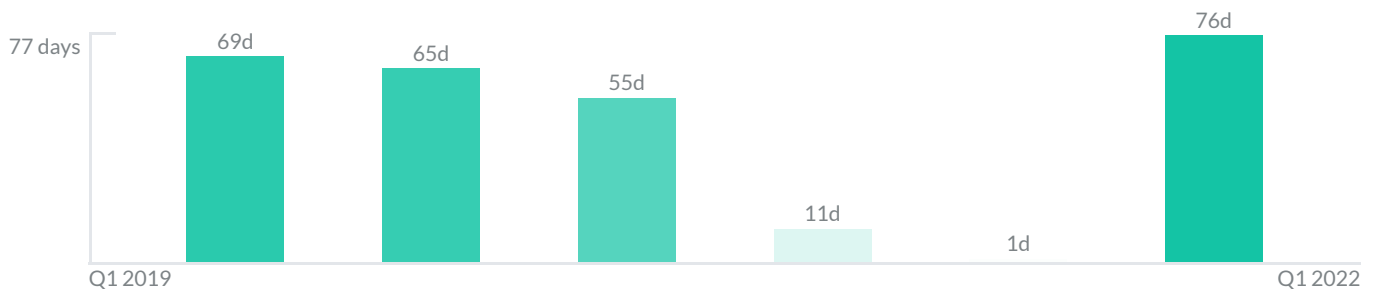
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

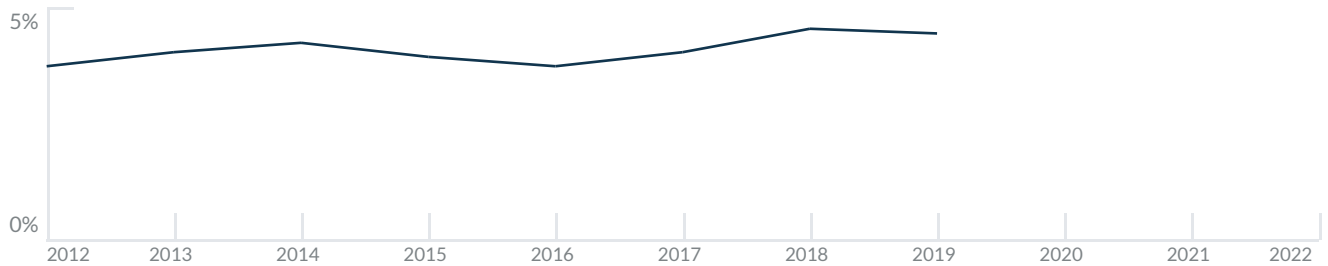


Mortgage Rates

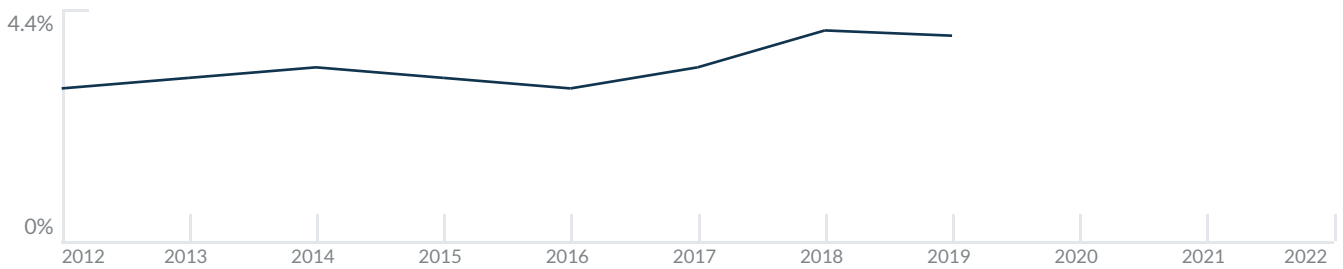
PER YEAR

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©

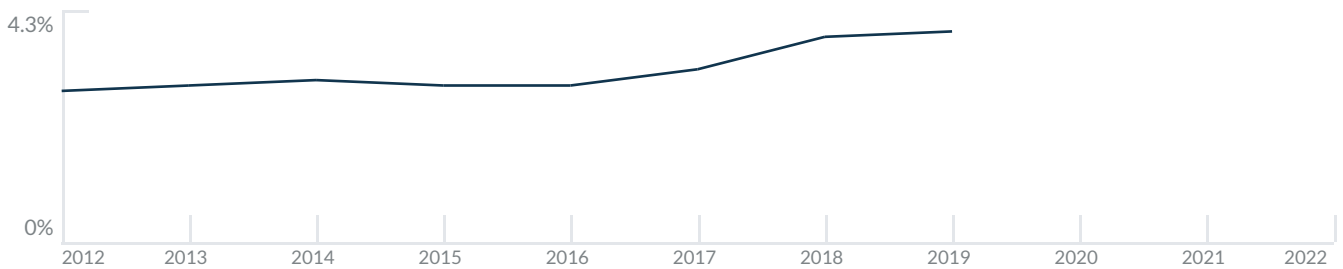
30 YEARS FIXED 4.4%



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 GRANADA PARK

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

3 BED

\$959,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2.9% to 2.9%

CAP RATE

Yearly net income when rent

6.3%

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 Granada Park

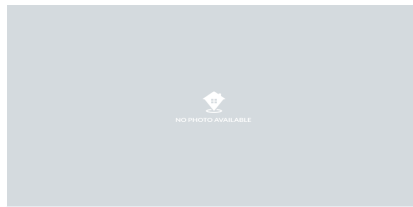


\$359,000



UNIT 13D

SOLD | FEB 2022



\$5,800



UNIT 11C

RENTED | FEB 2022



\$350,000



UNIT 5D

SOLD | FEB 2022



\$1,080,000



UNIT 8A

SOLD | APR 2021



\$2,000



UNIT 7D

RENTED | JUL 2021



\$3,200



UNIT

RENTED | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN GRANADA PARK

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|--------|-------------|------------|---------|-------|-------------|----------------|
| 13D | \$359,000 | 1/1 | \$478.7 | 750 | Jan 2022 | 76 |
| 5D | \$350,000 | 1/1 | \$466.7 | 750 | Dec 2021 | 1 |
| 8A | \$1,080,000 | 4/4 | \$518.7 | 2,082 | Apr 2021 | 11 |
| 3D | \$325,000 | 1/1 | \$433.3 | 750 | Aug 2019 | 55 |
| PH-302 | \$688,000 | 3/3 | \$342.3 | 2,010 | May 2019 | 65 |
| 11C | \$635,000 | 2/2 | \$398.4 | 1,594 | Mar 2019 | 93 |
| 10B | \$759,000 | 3/4 | \$398.6 | 1,904 | Mar 2019 | 45 |
| 5C | \$520,000 | 2/2 | \$326.2 | 1,594 | Sep 2018 | 145 |
| 3D | \$269,900 | 1/1 | \$359.9 | 750 | Aug 2015 | 95 |
| 6A | \$759,000 | 3/3 | \$364.6 | 2,082 | Apr 2015 | 9 |
| 1F | \$446,000 | 2/2 | \$256.9 | 1,736 | Dec 2014 | 203 |
| 13E | \$599,000 | 3/3 | \$363.0 | 1,650 | Jul 2014 | 37 |
| N/A | \$432,000 | 3/3 | \$214.9 | 2,010 | Sep 2013 | 62 |
| 7E | \$599,000 | 3/3 | \$363.0 | 1,650 | Jun 2013 | 96 |
| 8B | \$549,000 | 3/3 | \$288.3 | 1,904 | Jun 2013 | 120 |
| 5E | \$450,000 | 3/3 | \$272.7 | 1,650 | Apr 2013 | 159 |
| 5D | \$142,500 | 1/1 | \$190.0 | 750 | Mar 2013 | 49 |
| 6A | \$499,000 | 3/3 | \$239.7 | 2,082 | May 2012 | 5 |
| 13C | \$549,000 | 2/2 | \$344.4 | 1,594 | Jun 2011 | 97 |
| 7D | \$284,500 | 1/1 | \$379.3 | 750 | Dec 2008 | 174 |

Rented

LAST 20 PROPERTIES RENTED IN GRANADA PARK

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 11C | \$5,800 | 2/2 | \$3.6 | 1,594 | Jan 2022 | N/A |
| 7D | \$2,000 | 1/1 | \$2.7 | 750 | May 2020 | 16 |
| N/A | \$3,200 | 2/2 | \$2.5 | 1,291 | Feb 2020 | 148 |
| N/A | \$2,700 | 2/2 | \$1.6 | 1,736 | Dec 2019 | 65 |
| 7D | \$2,000 | 1/1 | \$2.7 | 750 | Oct 2019 | 117 |
| 7 | \$1,595 | 1/1 | \$2.3 | 700 | Apr 2019 | 28 |
| 13D | \$1,850 | 1/1 | \$2.5 | 750 | Mar 2019 | 45 |
| 9-E | \$3,400 | 3/3 | \$2.1 | 1,650 | Jan 2018 | 94 |
| 9E | \$3,400 | 3/3 | \$2.1 | 1,650 | Jan 2018 | 94 |
| 4A | \$4,500 | 4/3 | \$2.2 | 2,082 | Dec 2017 | 83 |
| 4A | \$4,500 | 4/4 | \$2.2 | 2,082 | Dec 2017 | 83 |
| 13D | \$1,800 | 1/1 | \$2.4 | 750 | Oct 2017 | 133 |
| 13D | \$1,800 | 1/1 | \$2.4 | 750 | Oct 2017 | 133 |
| 7D | \$2,200 | 1/1 | \$2.9 | 750 | Jun 2017 | 21 |
| 7D | \$2,200 | 1/1 | \$2.9 | 750 | Jun 2017 | 21 |
| 4A | \$4,200 | 4/3 | \$2.0 | 2,082 | Jul 2015 | 84 |
| 8A | \$3,500 | 4/3 | \$1.7 | 2,082 | Jul 2012 | 75 |
| N/A | \$2,950 | 3/3 | \$1.8 | 1,650 | Apr 2012 | 37 |
| 5 | \$1,295 | 1/1 | N/A | N/A | Aug 2011 | 18 |
| #12 | \$1,195 | 1/1 | N/A | N/A | Sep 2010 | 22 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-----------|------------|---------|------|--------------|---------------|
| 7E | \$959,000 | 3/3 | \$581.2 | 1650 | Sep 2021 | AURORA ABR... |