

Market Report

October, 2022



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](https://www.granadaparkcondosforsale.com).

Property Stats

POSTAL CODE 33134

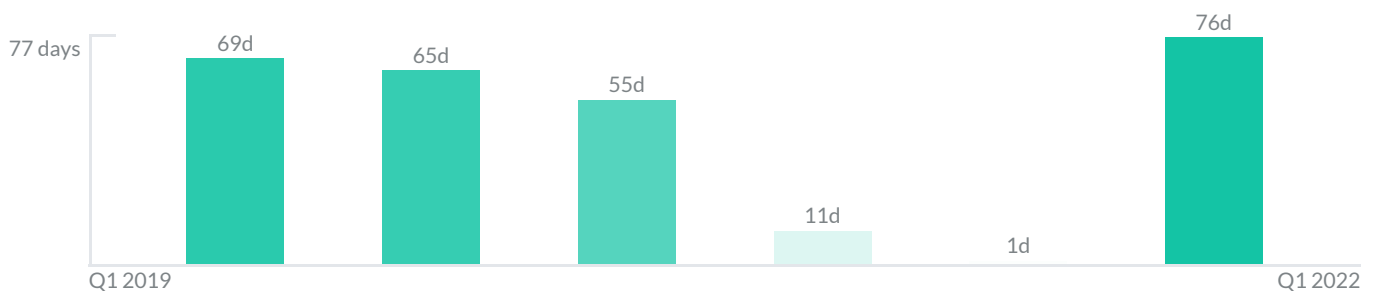
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

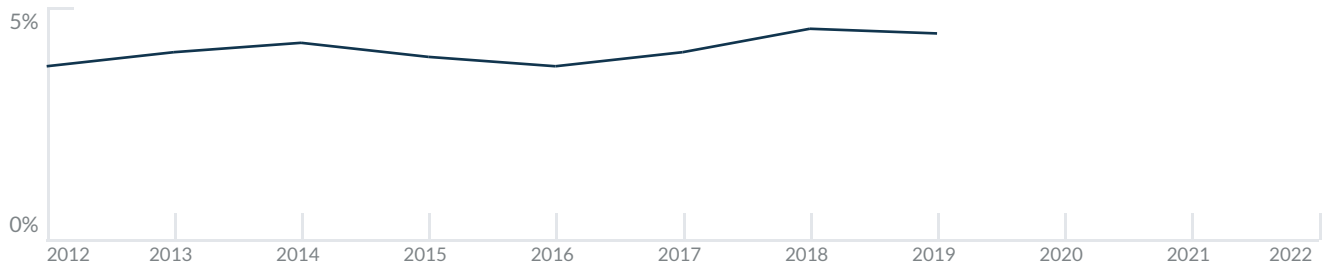


Mortgage Rates

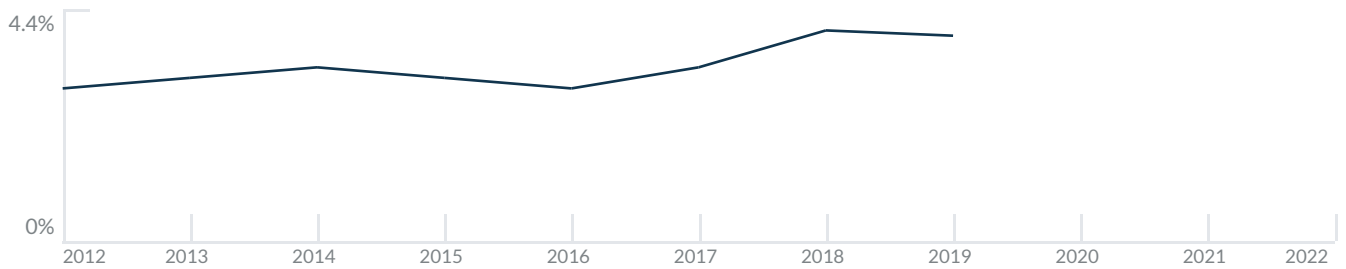
PER YEAR

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©

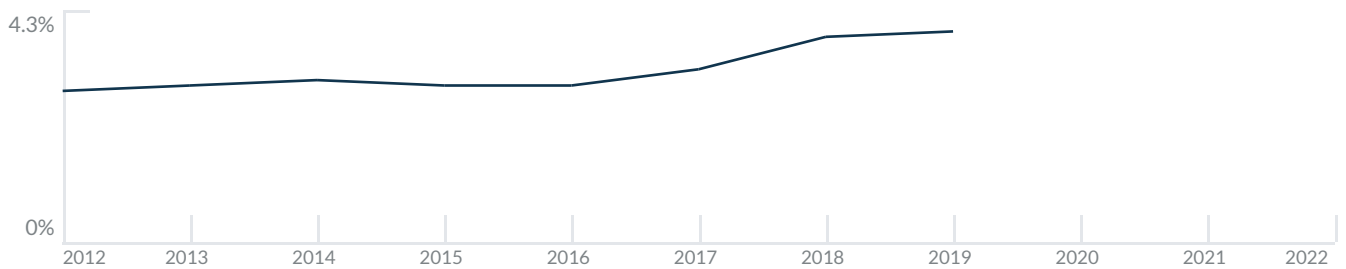
30 YEARS FIXED 4.4%



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.

% to %
CAP RATE
Yearly net income when rent

6.5%
NEGOTIABILITY
What you can negotiate

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Granada Park

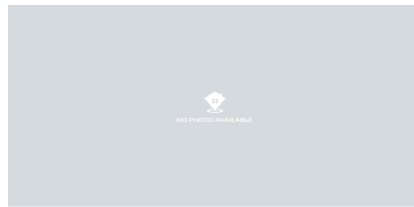


\$359,000



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