

Market Report

October, 2021



Avignon in the Gables

2401 Anderson Rd
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Avignon in the Gables 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 avignoninthegables.com.

Property Stats

POSTAL CODE 33134

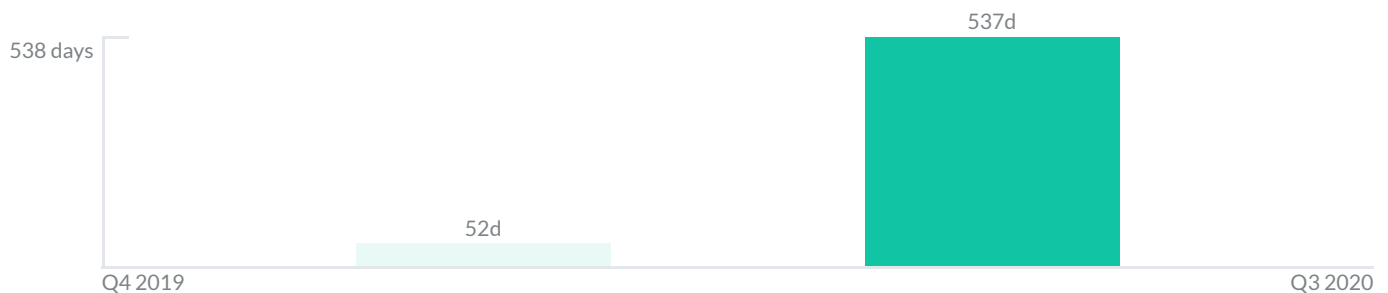
The property stats graph represents the median price evolution since ten years in your postal code area.



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

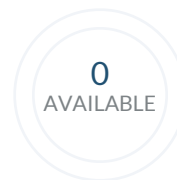
Insights

IN AVIGNON IN THE GABLES

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

% to %
CAP RATE
Yearly net income when rent

0%
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 Avignon in the Gables



\$754,900



UNIT 6

SOLD | JUN 2021



\$795,000



UNIT 15

SOLD | JUN 2021



\$5,500



UNIT 2508

RENTED | JUL 2021

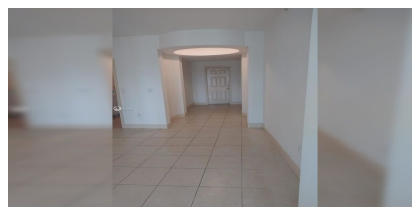


\$4,000



UNIT

RENTED | JUL 2021



\$3,500



UNIT 16

RENTED | JUL 2021



\$3,900



UNIT 15

RENTED | JUN 2021

Sold

LAST 20 PROPERTIES SOLD IN AVIGNON IN THE GABLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
6	\$754,900	3/3	\$425.3	1,775	Sep 2020	537
15	\$795,000	3/3	\$447.9	1,775	Dec 2019	52
10	\$815,000	3/3	\$407.5	2,000	Dec 2017	116
10	\$815,000	3/3	\$407.5	2,000	Dec 2017	116
13	\$780,000	3/2	\$439.4	1,775	Nov 2017	105
13	\$780,000	3/3	\$439.4	1,775	Nov 2017	105
17	\$845,000	3/3	\$422.5	2,000	Aug 2017	49
17	\$845,000	3/3	\$422.5	2,000	Aug 2017	49
6	\$795,000	3/2	\$447.9	1,775	Jul 2016	60
PH-21	\$1,750,000	3/3	\$603.4	2,900	May 2016	154
PH-21	\$1,750,000	3/31	\$603.4	2,900	May 2016	154
10	\$785,000	3/3	\$392.5	2,000	Feb 2015	33
10	\$785,000	3/3	\$392.5	2,000	Feb 2015	33
7	\$699,000	2/2	\$393.8	1,775	Sep 2013	38
7	\$699,000	2/21	\$393.8	1,775	Sep 2013	38
9	\$1,199,000	4/4	\$399.7	3,000	Apr 2013	141
9	\$1,199,000	4/41	\$399.7	3,000	Apr 2013	141
12	\$624,000	3/2	\$312.0	2,000	Oct 2012	9
10	\$615,000	3/3	\$307.5	2,000	Dec 2010	205
6	\$599,000	3/2	\$337.5	1,775	Jan 2010	428

Rented

LAST 20 PROPERTIES RENTED IN AVIGNON IN THE GABLES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2508	\$5,500	4/3	\$2.1	2,677	Aug 2019	6
N/A	\$4,000	3/2	\$1.6	2,496	May 2019	59
16	\$3,500	2/3	\$2.1	1,680	Mar 2019	35
15	\$3,900	3/3	\$2.2	1,775	Nov 2018	99
15	\$4,000	3/2	\$2.3	1,775	Aug 2016	35
15	\$4,000	3/3	\$2.3	1,775	Aug 2016	35
15	\$3,500	3/21	\$2.0	1,775	Sep 2014	66
N/A	\$6,000	4/2	\$1.6	3,787	Feb 2014	44
PH-21	\$6,500	3/3	\$2.2	2,900	Nov 2013	147
PH-21	\$6,500	3/31	\$2.2	2,900	Nov 2013	147
N/A	\$3,600	3/2	\$1.3	2,856	Sep 2012	15
N/A	\$2,600	3/2	\$1.8	1,471	Jul 2010	28
N/A	\$4,600	4/3	\$1.6	2,928	Dec 2009	176