

Market Report

May, 2023



Valencia Grande

642 Valencia Ave
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Valencia Grande 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 valenciagrande.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!

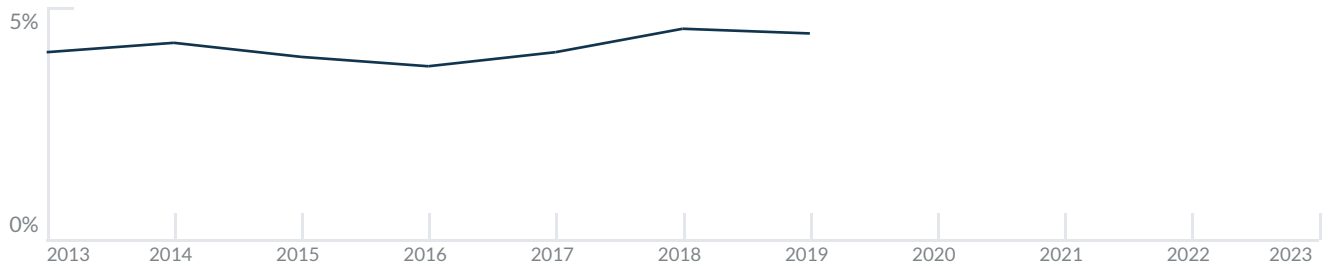


Mortgage Rates

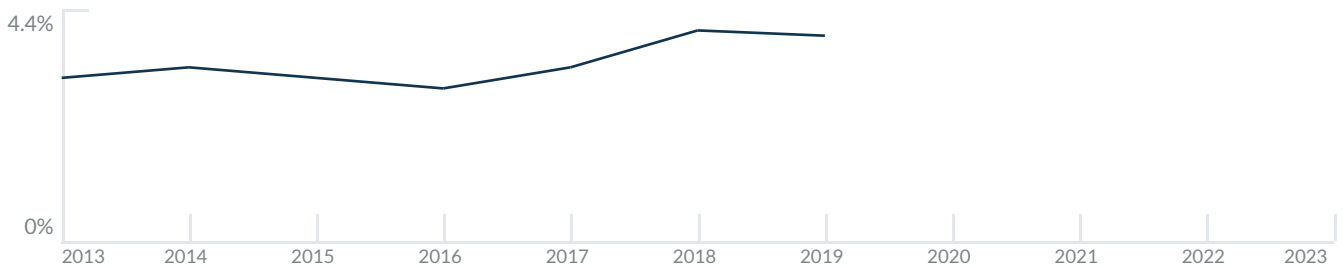
PER YEAR

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©

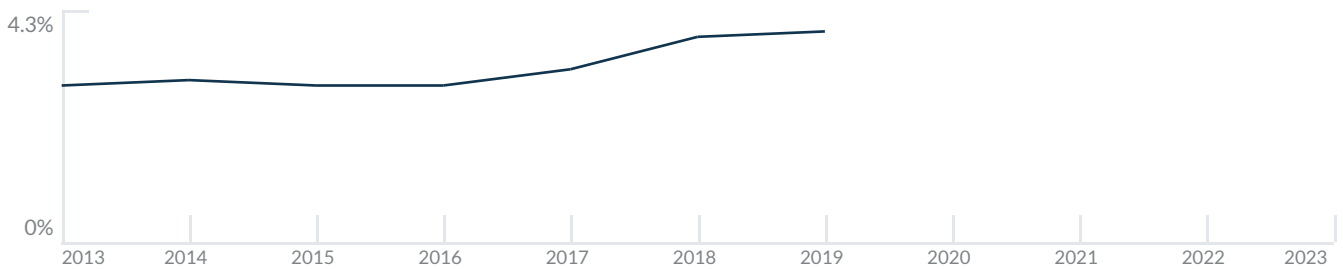
30 YEARS FIXED 4.4%



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 VALENCIA GRANDE

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

0
AVAILABLE

0
SOLD

Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Valencia Grande

\$4,500



UNIT 305

RENTED | SEP 2021

\$4,500



UNIT 305

RENTED | JUL 2021

\$6,500



UNIT 207

RENTED | APR 2021

\$4,000



UNIT 405

RENTED | JUN 2021

\$4,200



UNIT 305

RENTED | MAR 2021

\$1,750,000



UNIT 645

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN VALENCIA GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
645	\$1,750,000	4/5	\$502.2	3,485	Jan 2020	168
7	\$540,000	2/3	\$356.4	1,515	Oct 2019	61
N/A	\$1,795,000	4/5	\$515.1	3,485	Aug 2019	145
208	\$880,000	3/3	\$372.1	2,365	Dec 2018	64
503	\$799,000	3/3	\$413.6	1,932	Mar 2017	157
205	\$739,000	3/3	\$382.5	1,932	Jul 2016	45
205	\$739,000	3/3	\$382.5	1,932	Jul 2016	45
305	\$3,500	2/3	N/A	N/A	Apr 2015	88
502	\$949,000	3/3	\$401.3	2,365	Mar 2015	88
202	\$875,000	3/3	\$370.0	2,365	Mar 2015	35
306	\$799,000	3/3	\$401.1	1,992	Aug 2014	165
406	\$690,000	3/3	N/A	N/A	Oct 2013	80
305	\$3,000	2/3	N/A	N/A	Aug 2012	35
306	\$3,000	3/3	\$1.5	2,000	Jan 2012	21
202	\$500,000	3/3	\$211.4	2,365	Sep 2011	364
406	\$3,000	3/3	\$1.5	1,992	Aug 2011	45
206	\$445,000	2/3	\$223.4	1,992	May 2011	226
402	\$500,000	3/3	\$211.4	2,365	Feb 2011	97
305	\$2,650	2/3	N/A	N/A	Aug 2010	86
PH 4	\$469,964	3/3	\$253.8	1,852	May 2010	168

Rented

LAST 20 PROPERTIES RENTED IN VALENCIA GRANDE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
305	\$4,500	2/3	\$2.3	1,932	Sep 2021	40
305	\$4,500	2/3	\$2.3	1,932	Jul 2021	24
207	\$6,500	3/4	\$2.9	2,264	Apr 2021	48
405	\$4,000	2/3	\$2.1	1,932	Oct 2020	47
305	\$4,200	3/3	\$2.2	1,932	Feb 2020	23
N/A	\$8,000	4/5	\$2.3	3,485	Oct 2019	17
402	\$4,800	3/3	\$2.0	2,365	Aug 2019	7
304	\$3,600	3/3	\$1.8	1,992	Jul 2019	175
207	\$5,700	3/4	\$2.5	2,264	Jul 2019	12
307	\$4,500	3/3	\$2.0	2,264	Jul 2019	12
9	\$2,900	2/3	\$1.8	1,602	May 2019	38
C	\$1,500	1/1	\$2.5	600	May 2019	12
502	\$5,000	3/3	\$2.1	2,365	Nov 2018	32
307	\$4,400	3/3	\$1.9	2,264	Jun 2017	134
308	\$4,500	3/3	\$1.9	2,365	May 2017	7
N/A	\$4,700	3/3	\$2.1	2,264	Feb 2016	138
407	\$4,700	3/3	\$2.1	2,264	Feb 2016	138
407	\$4,500	3/3	\$2.0	2,264	Nov 2014	31
307	\$4,600	3/3	\$2.0	2,264	Aug 2014	32
307	\$4,600	3/3	\$2.0	2,264	Jun 2013	110