

# Market Report

February, 2021



## South 27 Lofts

3001 SW 27th Ave  
Coconut Grove, FL 33133

Every month we compile this comprehensive market report focus on South 27 Lofts 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 [south27lofts.com](https://south27lofts.com).

## Property Stats

POSTAL CODE 33133

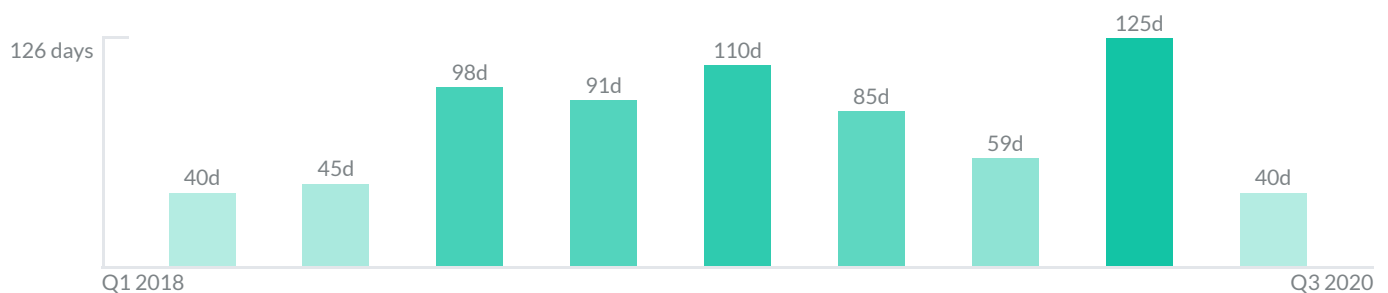
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

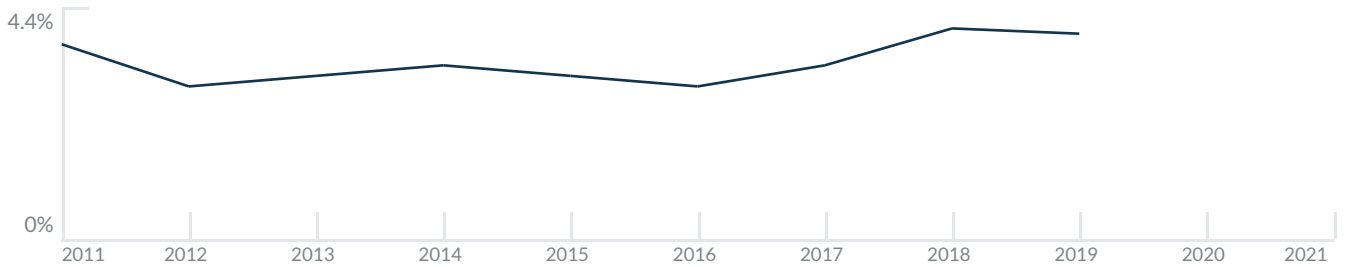
PER YEAR

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 SOUTH 27 LOFTS

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

1 BED

N/A

AVERAGE PRICE

0 FOR SALE  
1 FOR RENT

2 BEDS

\$479,000

AVERAGE PRICE

1 FOR SALE  
0 FOR RENT

6.2% to 6.2%

CAP RATE

Yearly net income when rent

5.5%

NEGOTIABILITY

What you can negotiate

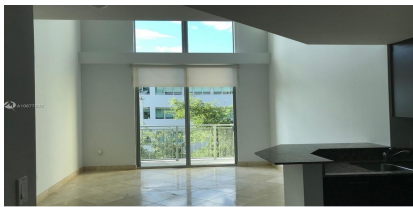


Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for South 27 Lofts

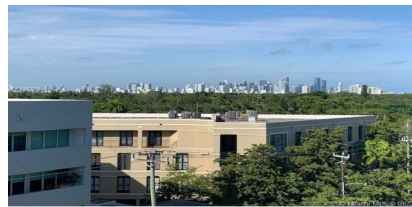


\$1,800



UNIT L406

RENTED | OCT 2020



\$399,000



UNIT L408

SOLD | NOV 2020



\$1,250



UNIT 305

RENTED | JUL 2020



\$1,200



UNIT 105

RENTED | JUL 2020



\$358,000



UNIT 301

SOLD | NOV 2020



\$224,000



UNIT 7

SOLD | JUL 2020

## Sold

LAST 20 PROPERTIES SOLD IN SOUTH 27 LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
L408	\$399,000	2/2	\$402.2	992	Aug 2020	40
301	\$358,000	2/2	\$375.7	953	Mar 2020	50
7	\$224,000	1/2	\$320.0	700	Feb 2020	230
205	\$255,000	1/1	\$386.4	660	Jan 2020	184
2842	\$845,000	3/3	\$364.7	2,317	Jan 2020	34
505	\$155,000	0/1	\$430.6	360	Jul 2019	59
3043	\$689,000	3/3	\$313.2	2,200	Jun 2019	39
309	\$259,999	1/1	\$419.4	620	Jun 2019	146
2845	\$549,999	2/3	\$366.7	1,500	May 2019	99
204	\$1,395	1/1	N/A	N/A	May 2019	17
305	\$260,000	1/1	\$393.9	660	May 2019	186
201	\$173,000	1/1	\$372.0	465	May 2019	84
209	\$192,000	1/1	\$411.1	467	May 2019	21
3020	\$329,000	2/3	\$336.7	977	Mar 2019	189
209	\$259,999	1/1	\$419.4	620	Jan 2019	31
302	\$195,000	1/1	\$333.3	585	Oct 2018	91
310	\$249,000	1/1	\$381.3	653	Sep 2018	130
506	\$250,000	2/2	\$394.3	634	Sep 2018	66
3050	\$439,000	3/2	\$359.8	1,220	Jun 2018	20
104	\$144,900	1/1	\$390.6	371	Jun 2018	70

## Rented

LAST 20 PROPERTIES RENTED IN SOUTH 27 LOFTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
L406	\$1,800	1/2	\$2.4	740	Oct 2020	93
305	\$1,250	1/1	N/A	N/A	Jun 2020	234
105	\$1,200	1/1	\$3.3	362	Apr 2020	296
301	\$1,500	1/2	\$2.5	608	Jan 2020	142
PH B	\$3,900	2/3	\$3.4	1,161	Dec 2019	218
503	\$1,300	1/1	\$3.4	381	Dec 2019	98
1A	\$2,800	2/3	\$1.9	1,450	Nov 2019	209
211	\$1,500	1/1	\$2.8	539	Nov 2019	101
A	\$4,600	3/3	\$2.1	2,200	Nov 2019	38
13	\$3,200	3/3	\$1.9	1,670	Oct 2019	27
101	\$1,550	1/2	\$2.5	608	Oct 2019	25
1	\$1,250	1/1	\$0.1	9,220	Oct 2019	6
3	\$2,450	2/2	\$2.9	850	Oct 2019	51
203	\$1,300	1/1	\$3.1	417	Sep 2019	5
304	\$1,750	0/2	\$1.7	1,052	Sep 2019	54
307	\$2,000	1/1	\$3.0	671	Sep 2019	60
3042	\$2,575	2/2	\$2.1	1,220	Sep 2019	78
309	\$1,690	1/1	\$2.7	620	Sep 2019	65
N/A	\$3,300	3/3	\$2.2	1,526	Sep 2019	77
2918	\$2,800	2/2	\$1.6	1,755	Sep 2019	47

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
L405	\$479,000	2/2	\$345.8	1385	Dec 2020	SAMIR H AL B...
308	\$1,800/mth	1/1	\$2.7	667	Jan 2021	JANETTE R G...