

Market Report

April, 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.

Property Stats

POSTAL CODE 33133

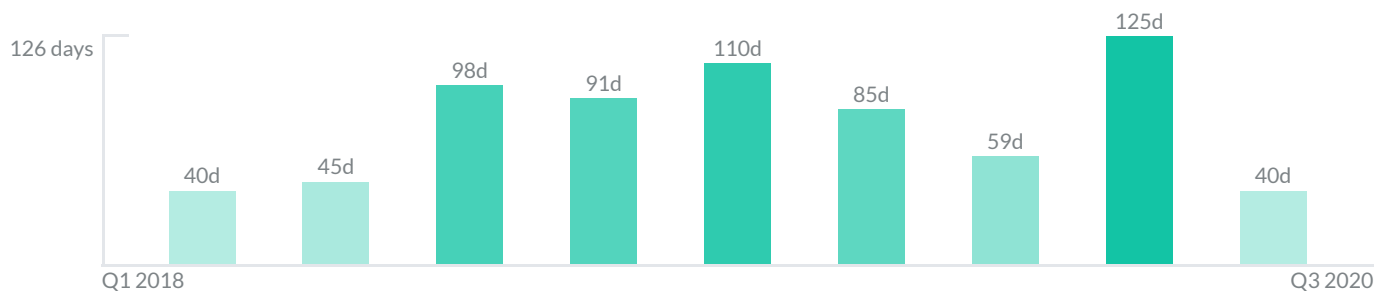
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

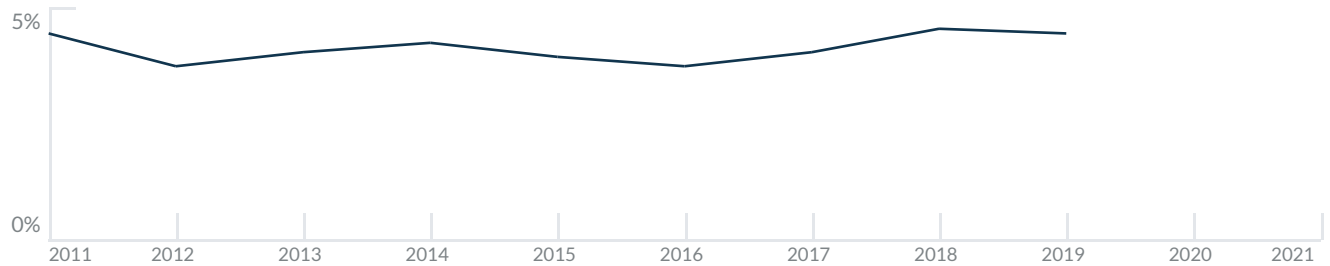


Mortgage Rates

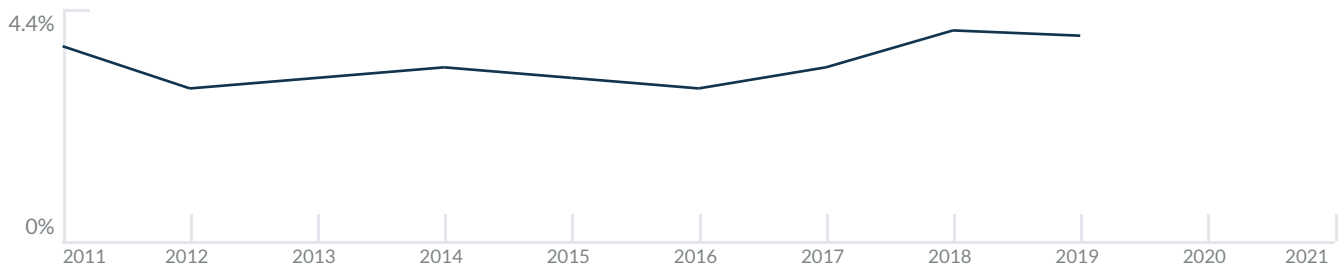
PER YEAR

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©

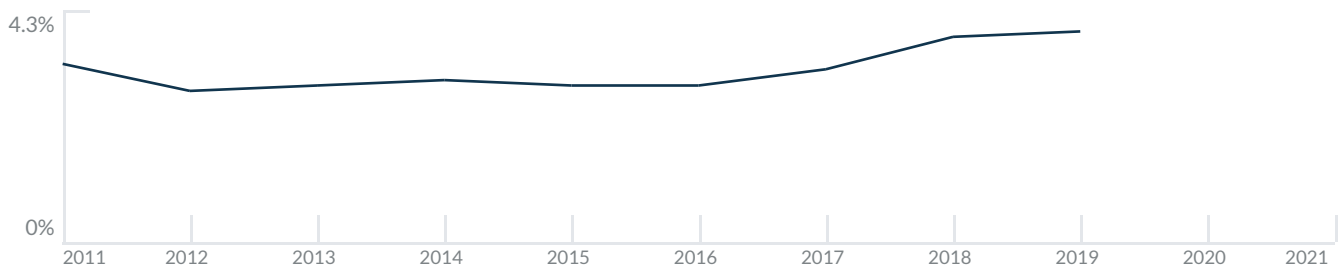
30 YEARS FIXED 4.4%



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

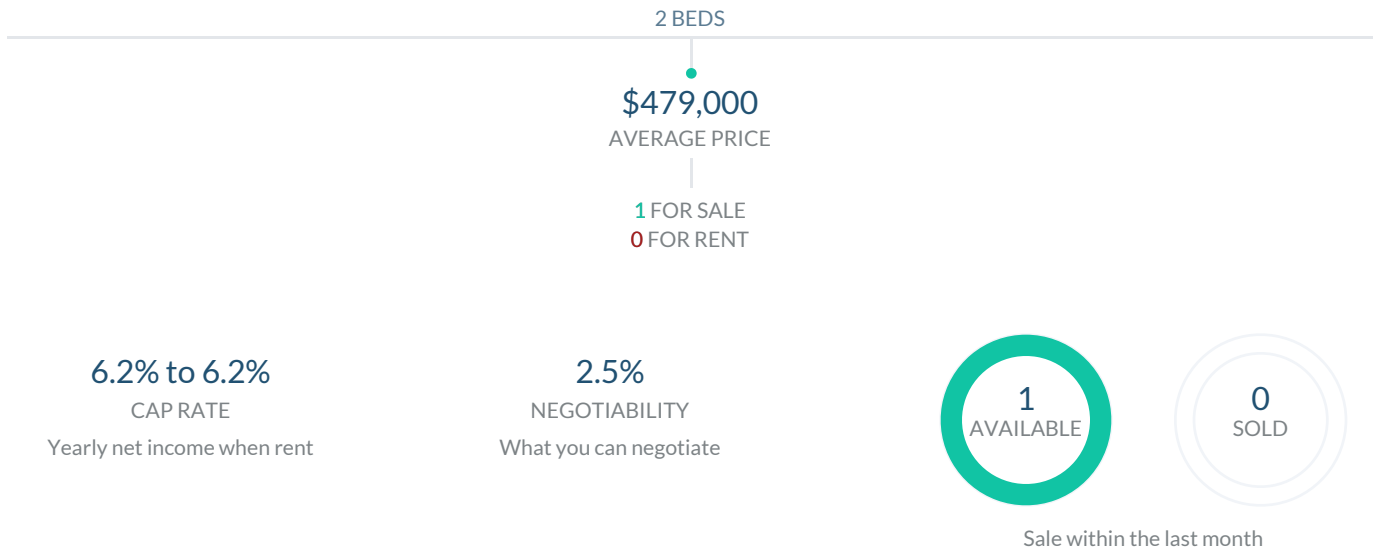
Academy Of Arts & Minds

4/10

Insights

IN SOUTH 27 LOFTS

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



Activity

SOLD OR RENTED

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

| | | |
|----------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| \$1,800 UNIT 308 RENTED MAR 2021 1 Bath 1 Bed | \$1,800 UNIT L406 RENTED FEB 2021 2 Bath 1 Bed | \$399,000 UNIT L408 SOLD FEB 2021 2 Bath 2 Bed |
| \$1,250 UNIT 305 RENTED JUL 2020 1 Bath 1 Bed | \$1,200 UNIT 105 RENTED JUL 2020 1 Bath 1 Bed | \$358,000 UNIT 301 SOLD FEB 2021 2 Bath 2 Bed |

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 |
|------|---------|------------|---------|-------|-------------|----------------|
| 308 | \$1,800 | 1/1 | \$2.7 | 667 | Feb 2021 | 20 |
| 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 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-----------|------------|---------|------|--------------|-----------------|
| L405 | \$479,000 | 2/2 | \$345.8 | 1385 | Mar 2021 | SAMIR H AL B... |