

# Market Report

May, 2019



## Grove at Grand Bay

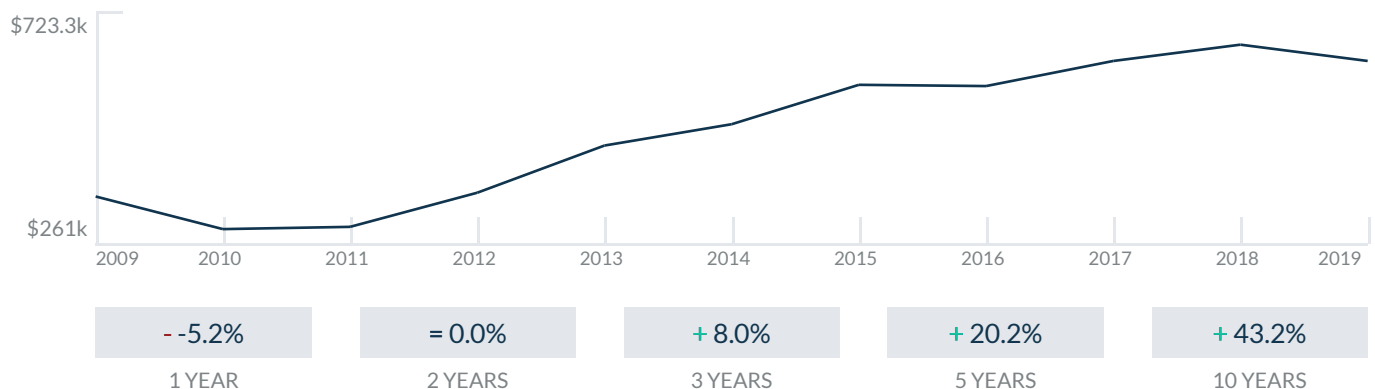
2669 S Bayshore Dr  
Miami, FL 33133

Every month we compile this comprehensive market report focus on Grove at Grand Bay 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 [groveatgrandbaycondosforsale.com](http://groveatgrandbaycondosforsale.com).

## Property Stats

POSTAL CODE 33133

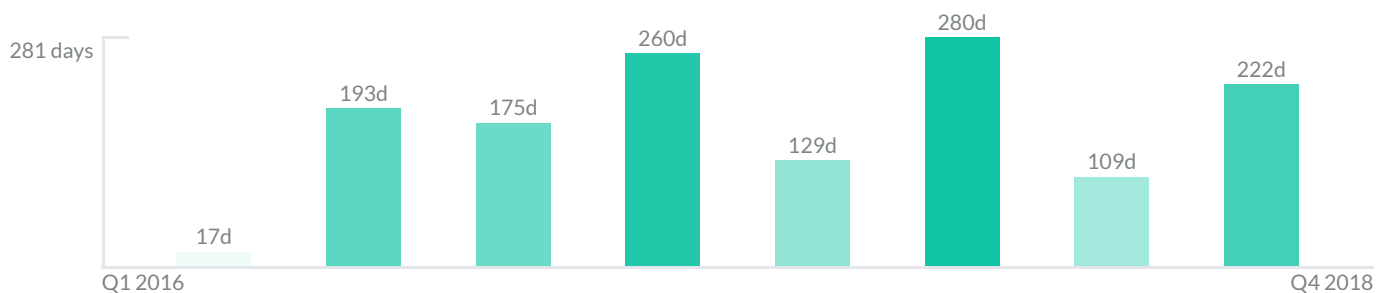
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

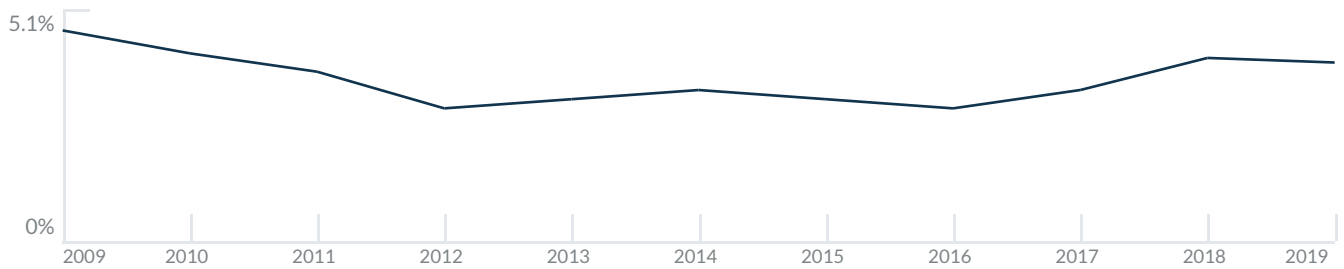
PER YEAR

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 GROVE AT GRAND BAY



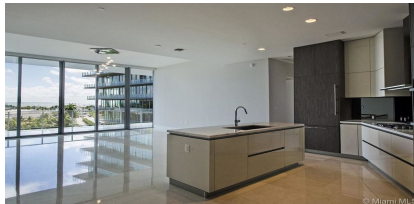



Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Grove at Grand Bay

 <p>\$4,300</p> <p>UNIT 804N</p> <p>RENTED   OCT 2018</p> <p>2 Bath 2 Bed</p>	 <p>\$3,000</p> <p>UNIT 905</p> <p>RENTED   MAR 2019</p> <p>1 Bath 1 Bed</p>	 <p>\$9,500</p> <p>UNIT 402N</p> <p>RENTED   MAR 2019</p> <p>4 Bath 3 Bed</p>
 <p>\$1,700</p> <p>UNIT 301</p> <p>RENTED   MAR 2019</p> <p>1 Bath 1 Bed</p>	 <p>\$20,000</p> <p>UNIT 901-S</p> <p>RENTED   AUG 2018</p> <p>6 Bath 5 Bed</p>	 <p>\$2,250,000</p> <p>UNIT 1602-N</p> <p>SOLD   MAY 2018</p> <p>3 Bath 3 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1602-N	\$2,250,000	3/3	\$1,230.2	1,829	Dec 2018	222
1202N	\$2,349,000	3/3	\$1,332.4	1,763	Sep 2018	91
603S	\$3,050,000	3/3	\$928.5	3,285	Jul 2018	178
1103-S	\$3,400,000	2/3	\$1,414.3	2,404	Jul 2018	51
1202S	\$4,975,000	3/4	\$1,328.4	3,745	Jul 2018	117
601-S	\$3,445,000	3/4	\$885.6	3,890	Jun 2018	185
602-S	\$3,590,000	5/5	\$878.8	4,085	Apr 2018	375
303N	\$2,500,000	5/5	\$609.8	4,100	Feb 2018	104
601-N	\$3,295,000	4/4	\$1,096.5	3,005	Jan 2018	154
PH02...	\$12,500,000	5/6	\$2,263.7	5,522	Dec 2017	123
401-N	\$2,499,000	4/4	\$838.6	2,980	Dec 2017	399
802-S	\$3,850,000	4/4	\$927.9	4,149	Nov 2017	313
1901S	\$6,900,000	5/5	\$1,107.4	6,231	Oct 2017	204
1202-S	\$4,350,000	4/5	\$1,161.5	3,745	Jul 2017	175
PH01N	\$6,000,000	5/6	\$1,166.9	5,142	Jun 2017	207
1201-N	\$3,525,000	4/4	\$997.2	3,535	May 2017	179
105	\$195,000	1/1	\$387.7	503	Jan 2016	17
308	\$177,999	2/1	\$269.7	660	Oct 2008	91
PH 606	\$235,000	1/1	\$385.2	610	Apr 2006	3

## Rented

LAST 20 PROPERTIES RENTED IN GROVE AT GRAND BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
402N	\$9,500	3/4	\$4.4	2,180	Apr 2019	44
301	\$1,700	1/1	\$2.9	593	Apr 2019	8
901-S	\$20,000	5/6	\$4.1	4,903	Dec 2018	114
1902-N	\$35,000	5/6	\$6.7	5,213	Nov 2018	164
501S	\$25,000	5/5	\$5.5	4,572	Nov 2018	39
704N	\$5,500	2/2	\$5.0	1,092	Aug 2018	17
1902 S	\$24,000	4/5	\$6.1	3,949	Jun 2018	28
702-N	\$11,500	3/3	\$5.6	2,036	Jun 2018	20
402N	\$10,000	3/4	\$4.6	2,180	Apr 2018	60
1902-S	\$24,000	4/5	\$6.1	3,949	Mar 2018	50
602-N	\$9,900	3/4	\$4.7	2,095	Feb 2018	74
902-N	\$11,000	3/3	\$5.6	1,968	Feb 2018	63
N/A	\$22,000	5/5	\$5.4	4,111	Oct 2017	77
1101N	\$15,000	4/5	\$4.2	3,538	Oct 2017	409
1503-N	\$28,000	6/6	\$4.9	5,671	Oct 2017	153
602-N	\$9,900	3/4	\$4.7	2,095	Oct 2017	95
501-S	\$25,000	6/6	\$5.1	4,872	Oct 2017	11
903-N	\$19,500	5/5	\$4.5	4,378	Aug 2017	143
601 S	\$15,000	3/4	\$3.8	3,968	Aug 2017	47
402N	\$10,000	3/4	\$4.6	2,180	Jun 2017	110

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$4,190,000	5/5	\$1,093.4	3832	Aug 2017	N/A
PH-1	\$25,000,000	6/5	\$2,470.8	10118	Apr 2018	N/A
LPH-N	\$24,000,000	6/6	\$2,250.6	10664	Oct 2018	N/A
LPH-N	\$80,000/mth	6/6	\$7.5	10664	Dec 2018	N/A
PH1-N	\$10,200,000	5/5	\$2,100.5	4856	Feb 2019	N/A
N1703	\$6,500,000	5/6	\$1,142.6	5689	Apr 2019	N/A
103	\$1,525/mth	1/1	\$2.8	538	Mar 2019	N/A
109	\$1,500/mth	1/1	\$2.8	534	Apr 2019	N/A
302N	\$2,295,000	3/4	\$1,030.5	2227	Dec 2018	N/A
401S	\$4,090,000	6/6	\$910.5	4492	Nov 2018	N/A
401	\$1,550/mth	1/1	\$2.6	600	Mar 2019	N/A
402-S	\$2,899,000	5/5	\$709.7	4085	Jan 2018	N/A
403N	\$2,850,000	4/5	\$693.4	4110	Jan 2019	N/A
504N	\$950,000	2/2	\$884.5	1074	Aug 2018	N/A
602-S	\$3,890,000	5/5	\$1,016.2	3828	Feb 2019	N/A
604N	\$950,000	2/2	\$876.4	1084	Aug 2018	N/A
701N	\$3,350,000	3/4	\$1,166.4	2872	Jan 2019	N/A
703N	\$4,995,000	5/5	\$1,196.7	4174	Aug 2018	N/A
704N	\$1,225,000	2/2	\$915.5	1338	Feb 2019	N/A
802-N	\$12,500/mth	3/3	\$6.4	1968	Feb 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
802-N	\$2,150,000	3/3	\$1,092.5	1968	Feb 2019	N/A
804-N	\$799,000	2/2	\$723.1	1105	Feb 2019	N/A
901N	\$3,750,000	3/4	\$1,285.1	2918	May 2018	N/A
1001S	\$4,350,000	4/4	\$1,105.2	3936	May 2018	N/A
1005	\$460,000	1/1	\$479.7	959	Mar 2017	GRACIELA NO...
1102N	\$2,090,000	3/3	\$1,046.0	1998	Feb 2019	N/A
1103	\$1,190,000	2/2	\$777.8	1530	Nov 2018	N/A
1402-N	\$2,299,000	3/3	\$1,021.3	2251	Sep 2018	N/A
1402-N	\$11,500/mth	3/3	\$5.1	2251	Mar 2019	N/A
1403N	\$6,250,000	6/6	\$1,177.7	5307	Mar 2019	N/A
1501N	\$4,200,000	4/5	\$1,249.6	3361	May 2019	N/A
1503	\$1,190,000	2/2	\$777.8	1530	Mar 2019	N/A
1601N	\$4,450,000	4/5	\$1,322.4	3365	Jun 2018	LIGHT BLUE I...
1607	\$467,000	1/1	\$520.0	898	Mar 2019	N/A
1702S	\$5,200,000	4/5	\$1,431.3	3633	Feb 2019	N/A
1703N	\$30,000/mth	5/6	\$5.3	5689	Apr 2019	N/A
1901N	\$5,800,000	5/6	\$1,194.9	4854	Oct 2018	N/A
1901S	\$9,900,000	5/5	\$1,588.8	6231	Jan 2019	N/A
1902-S	\$6,500,000	4/5	\$1,646.0	3949	Dec 2016	N/A
2001-N	\$5,350,000	5/6	\$1,101.0	4859	May 2019	N/A