



Galbes Waterway

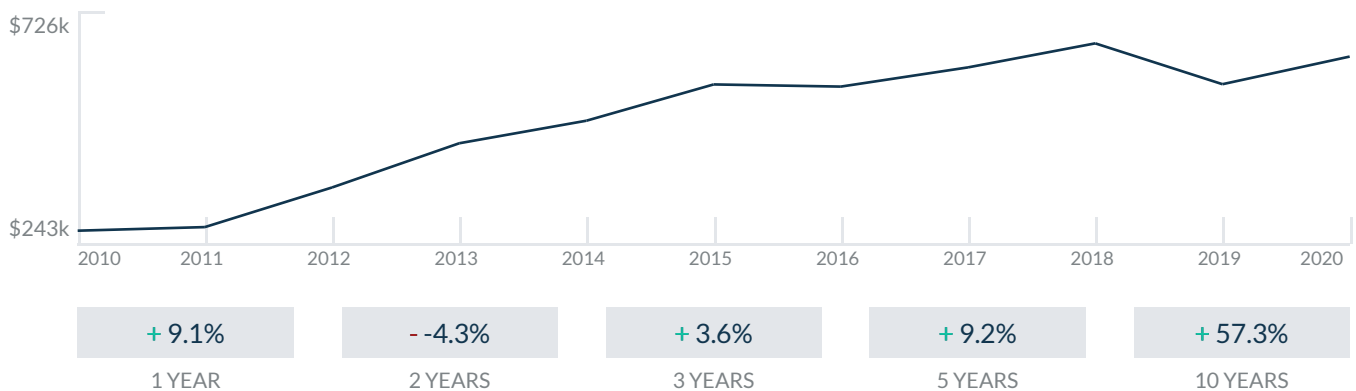
90 Edgewater Dr
Coral Gables, FL 33133

Every month we compile this comprehensive market report focus on Galbes Waterway 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 gableswaterwaycondosforsale.com.

Property Stats

POSTAL CODE 33133

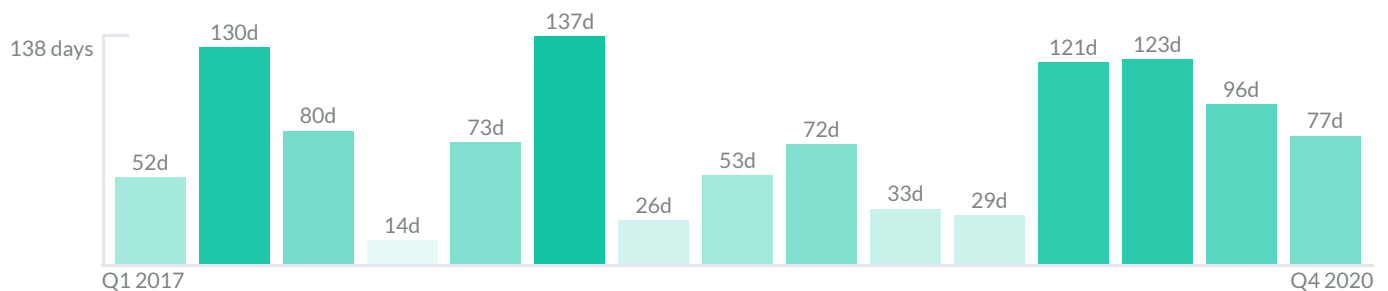
The property stats graph represents the median price evolution since ten years in your postal code area.



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

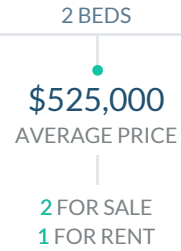
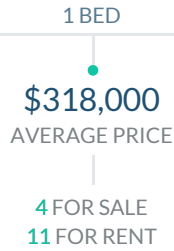
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Elementary School	Middle School	High School
Somerset Academy	10/10		
George Washington International Studies Prep		10/10	
Parliamentary Academy			10/10

Insights

IN GALBES WATERWAY

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



1.9% to 4.2%
CAP RATE
Yearly net income when rent

3.8%
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 Galbes Waterway



\$248,000



UNIT 211

SOLD | OCT 2020



\$320,000



UNIT 605

SOLD | OCT 2020



\$305,000



UNIT 811

SOLD | OCT 2020

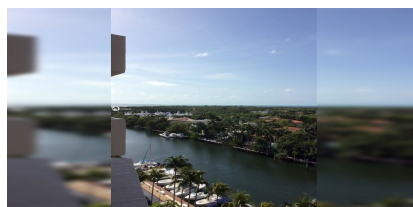


\$328,000



UNIT 508

SOLD | OCT 2020



\$3,300



UNIT 1027

RENTED | OCT 2020



\$2,000



UNIT 412

RENTED | SEP 2020

Sold

LAST 20 PROPERTIES SOLD IN GALBES WATERWAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
211	\$248,000	1/2	\$272.5	910	Oct 2020	85
605	\$320,000	1/1	\$363.6	880	Oct 2020	121
811	\$305,000	1/2	\$335.2	910	Oct 2020	88
508	\$328,000	1/2	\$360.4	910	Oct 2020	12
1101	\$525,000	2/3	\$347.7	1,510	Sep 2020	28
1004	\$689,000	2/3	\$438.9	1,570	Aug 2020	56
417	\$259,000	1/1	\$284.6	910	Aug 2020	204
427	\$565,000	2/3	\$374.2	1,510	Mar 2020	123
415	\$449,000	2/2	N/A	N/A	Oct 2019	142
802	\$485,000	2/2	\$370.2	1,310	Oct 2019	99
307	\$260,000	1/2	\$285.7	910	Aug 2019	8
PH11	\$385,000	1/2	\$423.1	910	Jul 2019	50
918	\$320,000	1/2	\$351.6	910	Jun 2019	58
1119	\$260,000	1/2	\$285.7	910	Jun 2019	7
306	\$265,000	1/2	\$291.2	910	Mar 2019	69
1203	\$565,000	2/2	\$431.3	1,310	Jan 2019	74
N/A	\$225,000	0/0	N/A	N/A	Dec 2018	8
604	\$544,999	2/2	\$347.1	1,570	Oct 2018	97
1026	\$549,000	2/2	\$419.1	1,310	Aug 2018	31
310	\$258,000	1/2	\$283.5	910	Jul 2018	20

Rented

LAST 20 PROPERTIES RENTED IN GALBES WATERWAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1027	\$3,300	2/3	\$2.2	1,510	Sep 2020	19
412	\$2,000	1/2	\$2.2	910	Sep 2020	28
1210	\$2,100	1/2	\$2.3	910	Jul 2020	38
106	\$1,750	1/2	\$1.9	910	Jul 2020	60
224	\$3,600	3/3	\$2.3	1,570	Jun 2020	27
512	\$2,100	1/2	\$2.3	910	Mar 2020	40
1210	\$2,100	1/2	\$2.3	910	Feb 2020	31
1220	\$1,900	1/2	\$2.1	910	Jan 2020	85
1008	\$1,950	1/2	\$2.1	910	Jan 2020	198
620	\$1,950	1/2	\$2.1	910	Dec 2019	41
1217	\$1,950	1/2	\$2.1	910	Oct 2019	94
202	\$2,750	2/2	\$2.1	1,310	Oct 2019	30
1019	\$1,750	1/2	\$1.9	910	Oct 2019	118
604	\$2,948	2/3	\$1.9	1,570	Oct 2019	19
1208	\$2,450	1/2	\$2.7	910	Oct 2019	50
-	\$8,000	5/6	\$1.7	4,770	Aug 2019	45
1222	\$2,000	1/2	\$2.2	910	Jun 2019	29
315	\$2,600	2/2	\$1.9	1,373	Jun 2019	42
1226	\$2,400	2/2	\$1.8	1,310	Jun 2019	13
PH18	\$2,198	1/2	\$2.4	910	Jun 2019	32

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH06	\$399,995	1/2	\$439.6	910	Oct 2020	DENNIS V CA...
106	\$259,000	1/2	\$284.6	910	Sep 2020	N/A
306	\$2,150/mth	1/2	\$2.4	910	Oct 2020	MARIA E CAB...
311	\$285,000	1/2	\$313.2	910	Sep 2020	JASON RICHA...
311	\$1,750/mth	1/2	\$1.9	910	Sep 2020	N/A
315	\$2,800/mth	2/2	\$2.0	1373	Sep 2020	NATALIE M V...
315	\$525,000	2/2	\$382.4	1373	Oct 2020	NATALIE M V...
508	\$328,000	1/2	\$360.4	910	Sep 2020	ROSA M VERG...
512	\$2,100/mth	1/2	\$2.3	910	Sep 2020	MARIA C MAL...
512	\$2,100/mth	1/2	\$2.3	910	Sep 2020	MARIA C MAL...
606	\$2,000/mth	1/2	\$2.2	910	Sep 2020	ELI AND AVI L...
715	\$525,000	2/2	\$382.4	1373	Oct 2020	STEVEN SOLO...
719	\$1,775/mth	1/2	\$2.0	910	Oct 2020	ROBERTO E P...
1018	\$1,900/mth	1/2	\$2.1	910	Oct 2020	RICHARD L RI...
1019	\$1,850/mth	1/2	\$2.0	910	Oct 2020	CARLOS LUM...
1111	\$2,100/mth	1/2	\$2.3	910	Sep 2020	N/A
1206	\$2,150/mth	1/2	\$2.4	910	Oct 2020	JOSE ANTONI...
1222	\$2,100/mth	1/2	\$2.3	910	Sep 2020	MARIA CRUZ...