



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

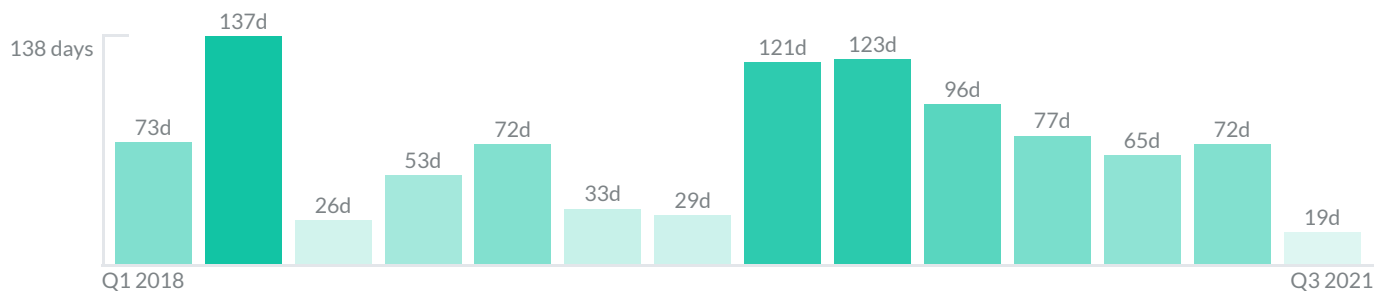
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Somerset Academy Elementary School	George Washington International Studies Prep	Preparatory Academy
10/10	10/10	10/10

Insights

IN GALBES WATERWAY

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

% to %

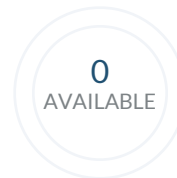
CAP RATE

Yearly net income when rent

3.4%

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



\$345,000



UNIT 818

SOLD | JUL 2021



\$325,000



UNIT 606

SOLD | JUL 2021



\$2,100



UNIT 308

RENTED | AUG 2021



\$2,000



UNIT 322

RENTED | JUL 2021

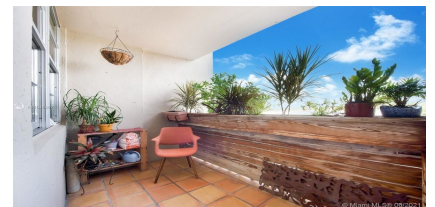


\$585,000



UNIT 901

SOLD | JUL 2021



\$2,700



UNIT 415

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN GALBES WATERWAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
818	\$345,000	1/2	\$379.1	910	Jul 2021	7
606	\$325,000	1/2	\$357.1	910	Jul 2021	31
901	\$585,000	2/3	\$387.4	1,510	Jun 2021	21
1201	\$595,000	2/3	\$394.0	1,510	Jun 2021	169
312	\$289,000	1/2	\$317.6	910	Jun 2021	60
215	\$378,000	2/2	\$275.3	1,373	Jun 2021	159
807	\$308,000	1/2	\$338.5	910	May 2021	140
423	\$318,000	1/1	\$361.4	880	May 2021	4
1009	\$330,000	1/2	\$362.6	910	Apr 2021	64
318	\$279,000	1/2	\$306.6	910	Apr 2021	106
1111	\$349,000	1/2	\$383.5	910	Apr 2021	34
1011	\$330,000	1/2	\$362.6	910	Apr 2021	15
601	\$629,999	2/3	\$417.2	1,510	Apr 2021	17
816	\$279,000	1/2	\$306.6	910	Mar 2021	62
1208	\$379,000	1/2	\$416.5	910	Feb 2021	67
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

Rented

LAST 20 PROPERTIES RENTED IN GALBES WATERWAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
308	\$2,100	1/2	\$2.3	910	Jul 2021	2
322	\$2,000	1/2	\$2.2	910	Jun 2021	24
415	\$2,700	2/2	\$2.0	1,373	Jun 2021	20
PH12	\$2,500	1/2	\$2.7	910	Jun 2021	3
703	\$3,800	2/2	\$2.9	1,310	Jun 2021	4
224	\$3,600	3/3	\$2.3	1,570	Jun 2021	9
1219	\$2,300	1/2	\$2.5	910	May 2021	11
1122	\$2,200	1/2	\$2.4	910	May 2021	14
306	\$2,250	1/2	\$2.5	910	Apr 2021	32
315	\$2,700	2/2	\$2.0	1,373	Apr 2021	113
1206	\$2,050	1/2	\$2.3	910	Mar 2021	167
1008	\$1,900	1/2	\$2.1	910	Feb 2021	55
PH25	\$3,500	2/2	\$2.7	1,310	Feb 2021	30
610	\$2,050	1/2	\$2.3	910	Jan 2021	15
307	\$2,000	1/2	\$2.2	910	Jan 2021	43
1225	\$3,800	2/2	\$2.9	1,310	Jan 2021	25
1018	\$1,900	1/2	\$2.1	910	Jan 2021	62
306	\$2,150	1/2	\$2.4	910	Jan 2021	186
512	\$2,100	1/2	\$2.3	910	Dec 2020	129
719	\$1,775	1/2	\$2.0	910	Dec 2020	111