



Lofts at Mayfair

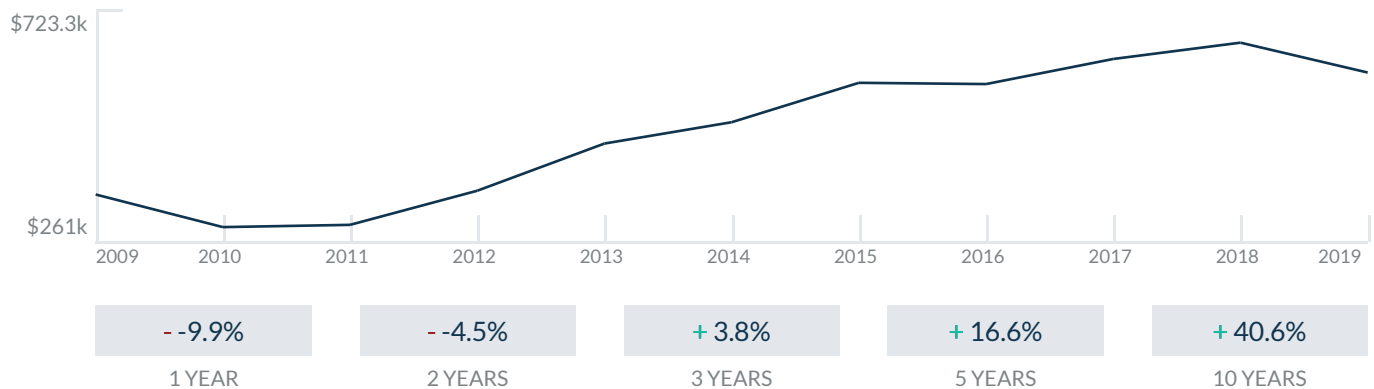
3339 Virginia St
Coconut Grove, FL 33133

Every month we compile this comprehensive market report focus on Lofts at Mayfair 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 loftsatmayfaircondosforsale.com.

Property Stats

POSTAL CODE 33133

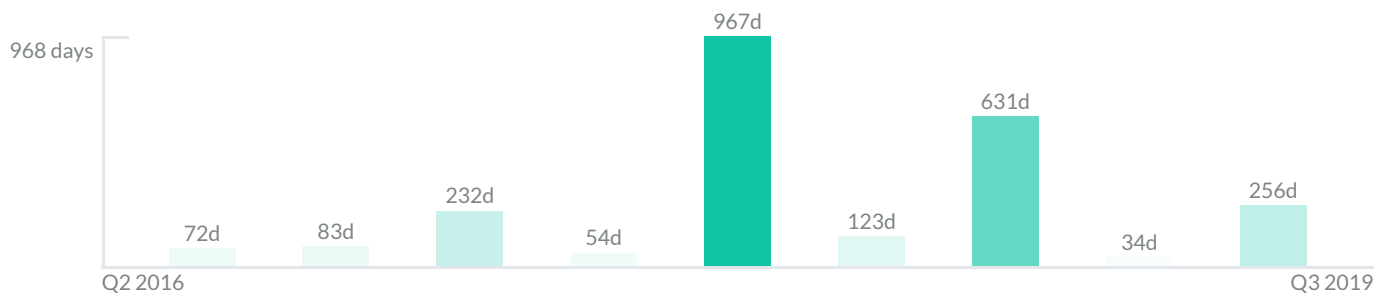
The property stats graph represents the median price evolution since ten years in your postal code area.



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

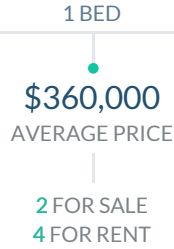
Academy Of Arts & Minds

4/10

Insights

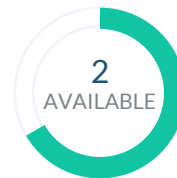
IN LOFTS AT MAYFAIR

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



2.1% to 2.7%
CAP RATE
Yearly net income when rent

2.8%
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 Lofts at Mayfair



\$267,000



UNIT 311

SOLD | AUG 2018



\$2,800



UNIT PH-7

RENTED | APR 2019

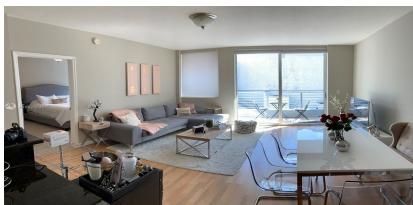


\$1,900



UNIT 324

RENTED | FEB 2019



\$290,000



UNIT 407

SOLD | APR 2019



\$469,900



UNIT PH-28

SOLD | JAN 2019



\$2,575



UNIT 303

RENTED | SEP 2018

Sold

LAST 20 PROPERTIES SOLD IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
311	\$267,000	1/1	\$338.0	790	Jul 2019	256
407	\$290,000	1/1	\$367.1	790	May 2019	56
PH-28	\$469,900	2/2	\$428.4	1,097	May 2019	12
207	\$260,000	1/1	\$329.1	790	Feb 2019	631
203	\$399,000	2/2	\$378.9	1,053	Dec 2018	123
PH-5	\$320,000	1/1	\$364.5	878	Apr 2018	967
307	\$305,000	1/1	\$363.5	839	Dec 2017	74
128	\$300,000	1/1	\$379.7	790	Oct 2017	33
304	\$315,000	1/1	\$398.7	790	Jan 2017	232
402	\$419,900	2/2	\$402.2	1,044	Oct 2016	64
339	\$340,000	1/1	\$430.4	790	Oct 2016	150
407	\$162,500	1/1	\$418.8	388	Oct 2016	35
306	\$329,000	1/1	\$416.5	790	May 2016	117
323	\$305,000	1/1	\$386.1	790	Apr 2016	27
312	\$330,000	1/1	\$398.6	828	Oct 2015	247
202	\$400,000	2/2	\$379.9	1,053	Oct 2015	68
137	\$314,500	1/1	\$398.1	790	Aug 2015	33
340	\$327,000	1/2	\$413.9	790	Jul 2015	166
311	\$309,000	1/1	\$373.2	828	Jul 2015	132
203	\$415,000	2/2	\$394.1	1,053	May 2015	177

Rented

LAST 20 PROPERTIES RENTED IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
PH-7	\$2,800	2/2	\$2.6	1,097	Jun 2019	43
324	\$1,900	1/1	\$2.3	838	Jun 2019	85
303	\$2,575	2/2	\$2.4	1,053	Apr 2019	185
PH-24	\$2,700	2/2	\$2.5	1,097	Mar 2019	202
PH-9	\$2,000	1/1	\$2.3	878	Mar 2019	22
PH-23	\$3,100	2/2	\$2.2	1,388	Feb 2019	26
207	\$1,800	1/1	\$2.3	790	Feb 2019	12
139	\$1,900	1/1	\$2.4	790	Feb 2019	30
301	\$2,700	2/2	\$2.6	1,053	Jan 2019	109
PH-26	\$2,000	1/1	\$2.3	880	Jan 2019	12
206	\$1,875	1/1	\$2.4	790	Dec 2018	36
PH-7	\$2,600	2/2	\$2.4	1,097	Oct 2018	252
309	\$1,900	1/1	\$2.4	790	Oct 2018	35
140	\$1,850	1/1	\$2.2	838	Sep 2018	60
312	\$2,000	1/1	\$2.5	790	Aug 2018	83
406	\$1,900	1/1	\$2.4	790	Jul 2018	13
329	\$1,800	1/1	\$2.1	838	Jul 2018	83
PH-29	\$1,950	1/1	\$2.2	878	Jun 2018	38
130	\$1,850	1/1	\$2.2	838	Jun 2018	249
204	\$1,850	1/1	\$2.3	790	Apr 2018	20

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-22	\$389,000	1/1	\$443.1	878	Apr 2019	N/A
130	\$1,850/mth	1/1	\$2.2	838	Jul 2019	N/A
205	\$1,850/mth	1/1	\$2.3	790	Jun 2019	N/A
307	\$2,000/mth	1/1	\$2.4	839	Jun 2019	N/A
315	\$330,000	1/1	\$417.7	790	Feb 2018	TUFIC AKIL
330	\$1,900/mth	1/1	\$2.3	838	Jul 2019	N/A