

# Market Report

May, 2021



## 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](https://loftsatmayfaircondosforsale.com).

## Property Stats

POSTAL CODE 33133

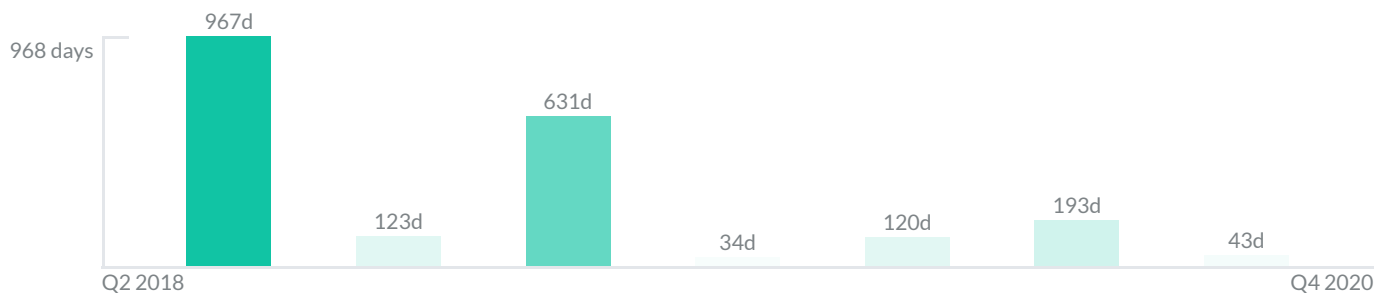
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

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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©

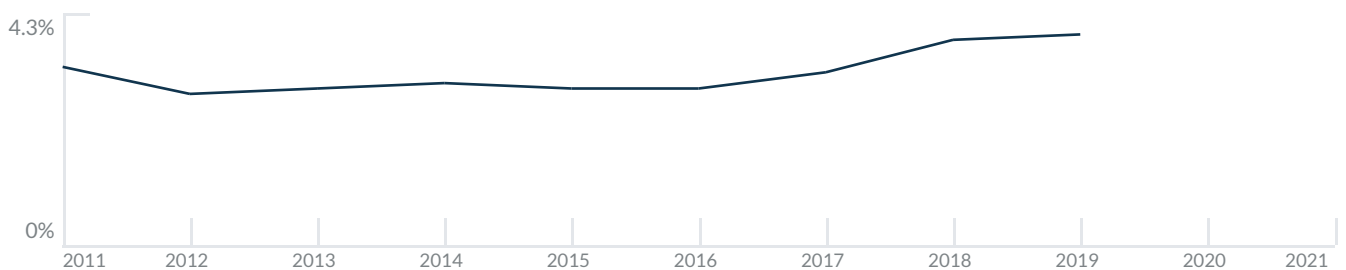
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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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.

1 BED  
 N/A  
 AVERAGE PRICE  
 0 FOR SALE  
 1 FOR RENT

2 BEDS  
 \$525,000  
 AVERAGE PRICE  
 1 FOR SALE  
 0 FOR RENT

3.6% to 3.6%  
 CAP RATE  
 Yearly net income when rent

2%  
 NEGOTIABILITY  
 What you can negotiate

1  
 AVAILABLE

0  
 SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Lofts at Mayfair



\$2,000



UNIT 332

RENTED | APR 2021



\$2,600



UNIT 313

RENTED | APR 2021



\$2,975



UNIT PH-20

RENTED | APR 2021

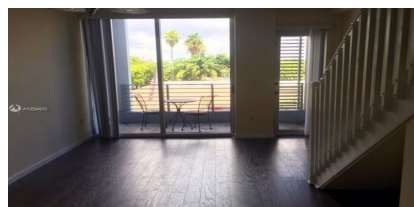


\$2,650



UNIT 201

RENTED | MAR 2021



\$2,350



UNIT 341

RENTED | MAR 2021



\$1,950



UNIT 139

RENTED | FEB 2021

## Sold

LAST 20 PROPERTIES SOLD IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
302	\$399,900	2/2	\$379.8	1,053	Dec 2020	32
RET-2	\$2,300	0/0	N/A	N/A	Nov 2020	54
R-3	\$1,850	0/0	\$4.2	439	Oct 2019	193
PH-22	\$389,000	1/1	\$443.1	878	Aug 2019	72
311	\$267,000	1/2	\$338.0	790	Jul 2019	256
RET-1	\$350,000	0/0	N/A	N/A	Jul 2019	31
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
307	\$305,000	1/1	\$363.5	839	Dec 2017	74
128	\$300,000	1/1	\$379.7	790	Oct 2017	33
128	\$300,000	1/2	\$379.7	790	Oct 2017	33
304	\$315,000	1/1	\$398.7	790	Jan 2017	232
304	\$315,000	1/2	\$398.7	790	Jan 2017	232
402	\$419,900	2/2	\$402.2	1,044	Oct 2016	64
402	\$419,900	2/2	\$402.2	1,044	Oct 2016	64
339	\$340,000	1/1	\$430.4	790	Oct 2016	150

## Rented

LAST 20 PROPERTIES RENTED IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
332	\$2,000	1/1	\$2.5	790	Apr 2021	7
313	\$2,600	2/3	\$2.5	1,053	Apr 2021	16
PH-20	\$2,975	2/2	\$2.7	1,117	Mar 2021	1
201	\$2,650	2/2	\$2.2	1,187	Mar 2021	36
341	\$2,350	2/3	\$2.2	1,053	Mar 2021	207
139	\$1,950	1/2	\$2.5	790	Feb 2021	88
PH-3	\$2,600	2/2	\$2.4	1,097	Oct 2020	52
321	\$2,000	1/2	\$1.9	1,056	Sep 2020	8
207	\$1,850	1/1	\$2.3	790	Aug 2020	54
322	\$1,900	1/2	\$2.4	790	Aug 2020	16
406	\$1,925	1/2	\$2.4	790	Jul 2020	7
314	\$1,900	1/2	\$2.4	790	Jul 2020	7
330	\$1,900	1/2	\$2.3	838	Jul 2020	45
105	\$2,000	1/2	\$2.5	790	Jun 2020	81
326	\$1,900	1/2	\$2.4	790	Apr 2020	24
PH-6	\$2,950	2/2	\$2.7	1,097	Apr 2020	190
PH-27	\$2,950	2/2	\$2.7	1,097	Apr 2020	59
338	\$1,900	1/2	\$2.4	790	Apr 2020	21
PH-4	\$2,000	1/2	\$2.3	878	Feb 2020	27
333	\$1,900	1/2	\$2.4	790	Feb 2020	26

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-27	\$525,000	2/2	\$478.6	1097	Apr 2021	SCOTT MOOR...
336	\$1,900/mth	1/2	\$2.4	790	Apr 2021	N/A