

Market Report

October, 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.

Property Stats

POSTAL CODE 33133

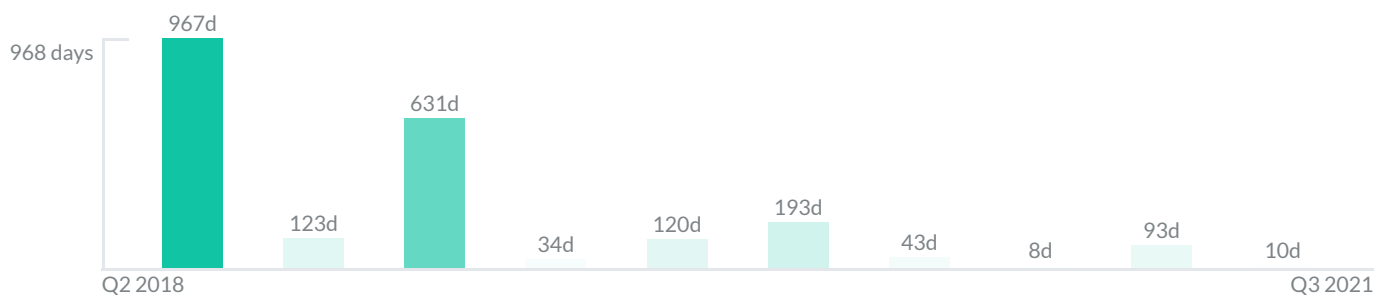
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

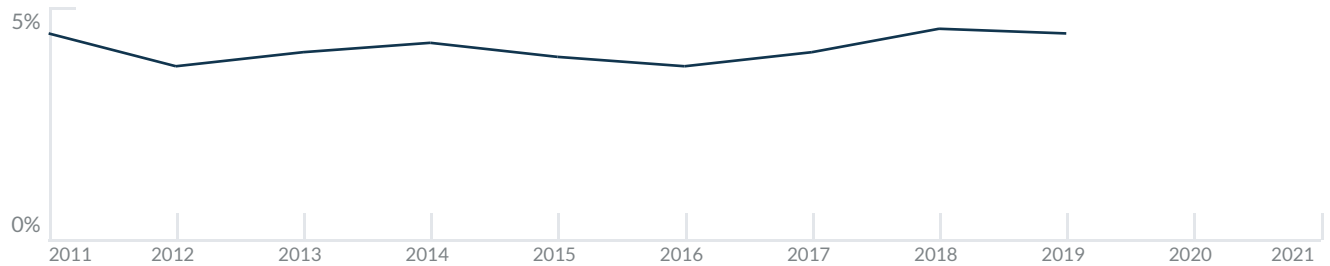


Mortgage Rates

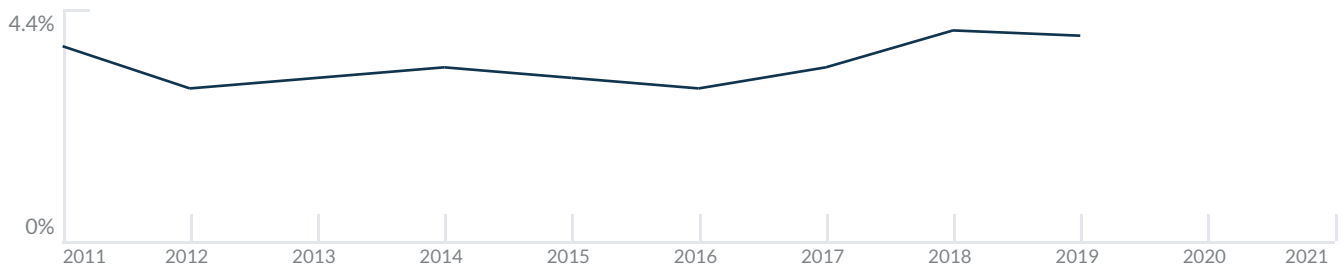
PER YEAR

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©

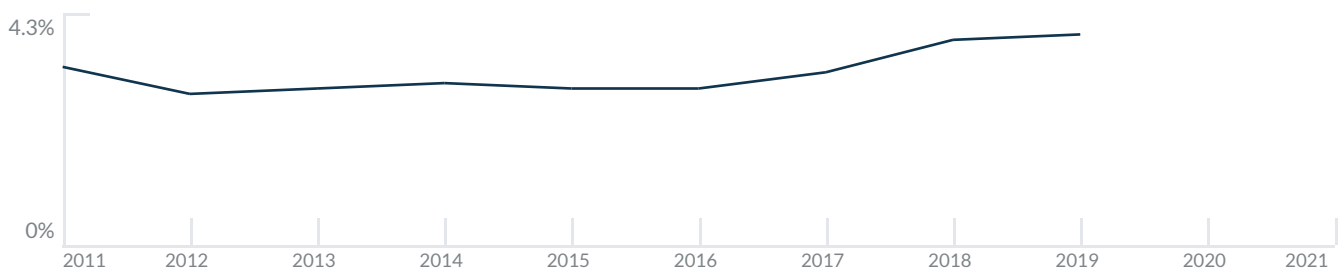
30 YEARS FIXED 4.4%



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

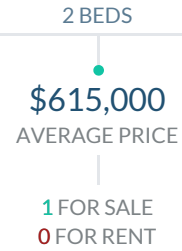
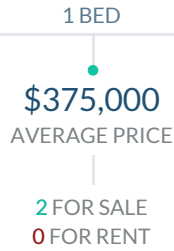
Academy Of Arts & Minds

4/10

Insights

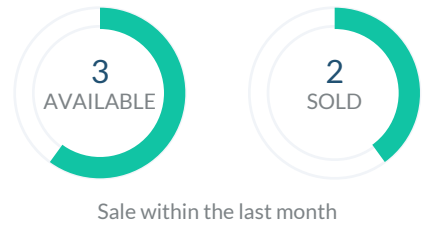
IN LOFTS AT MAYFAIR

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



2.8% to 4.1%
CAP RATE
Yearly net income when rent

1.3%
NEGOTIABILITY
What you can negotiate



Activity

SOLD OR RENTED

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



\$375,000



UNIT 122

SOLD | SEP 2021



\$469,999



UNIT 402

SOLD | SEP 2021



\$2,300



UNIT 406

RENTED | SEP 2021

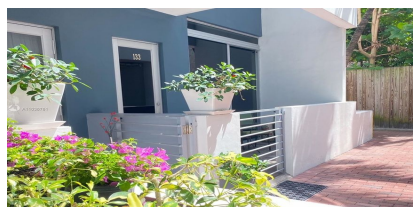


\$3,600



UNIT 101

RENTED | AUG 2021



\$2,500



UNIT 133

RENTED | JUL 2021



\$2,100



UNIT 205

RENTED | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
122	\$375,000	1/2	\$474.7	790	Sep 2021	11
402	\$469,999	2/2	\$446.3	1,053	Sep 2021	9
PH-27	\$525,000	2/2	\$478.6	1,097	Jun 2021	55
205	\$270,000	1/1	\$341.8	790	May 2021	20
R-3	\$1,850	0/0	N/A	N/A	Apr 2021	205
407	\$299,450	1/1	\$379.1	790	Feb 2021	8
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

Rented

LAST 20 PROPERTIES RENTED IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
406	\$2,300	1/2	\$2.9	790	Sep 2021	2
101	\$3,600	2/2	\$3.0	1,187	Jul 2021	10
133	\$2,500	1/2	\$3.2	790	Jul 2021	10
205	\$2,100	1/1	\$2.7	790	Jun 2021	9
206	\$2,100	1/2	\$2.7	790	Jun 2021	16
338	\$2,000	1/2	\$2.5	790	May 2021	18
336	\$1,900	1/2	\$2.4	790	May 2021	17
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
105	\$2,200	1/2	\$2.8	790	Mar 2021	12
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
125	\$375,000	1/2	\$474.7	790	Sep 2021	Findlay Black
203	\$615,000	2/2	\$584.0	1053	Sep 2021	BRADLEY KA...
206	\$375,000	1/2	\$474.7	790	Sep 2021	ERNST SIEBE...