

Market Report

May, 2022



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

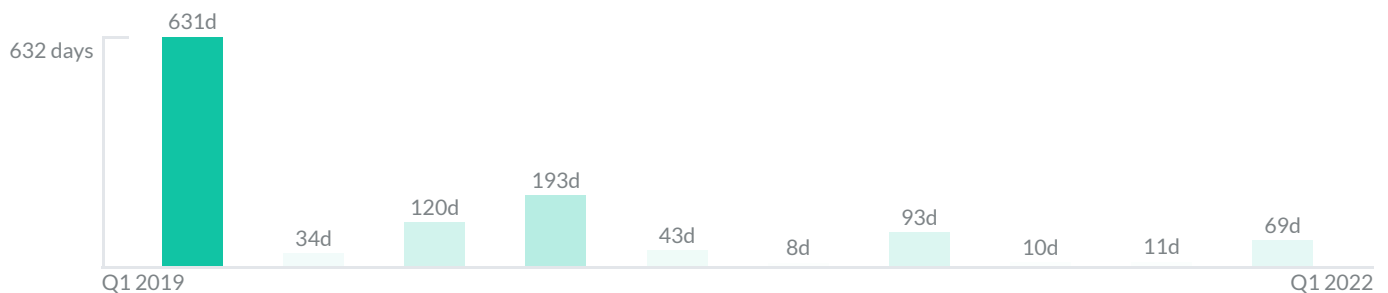
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

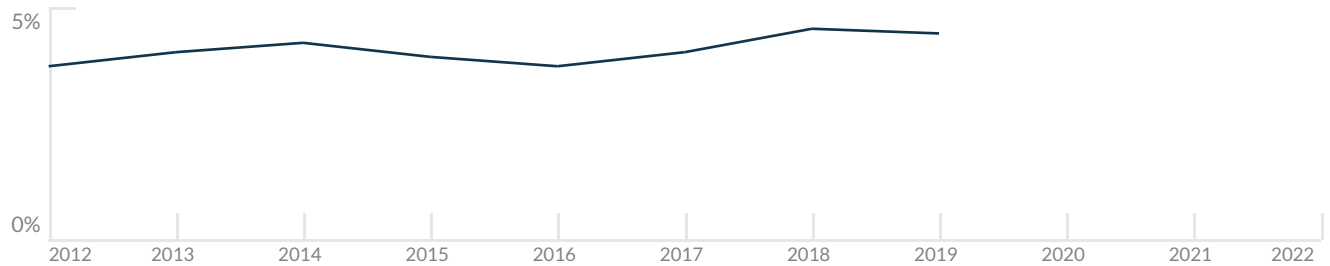


Mortgage Rates

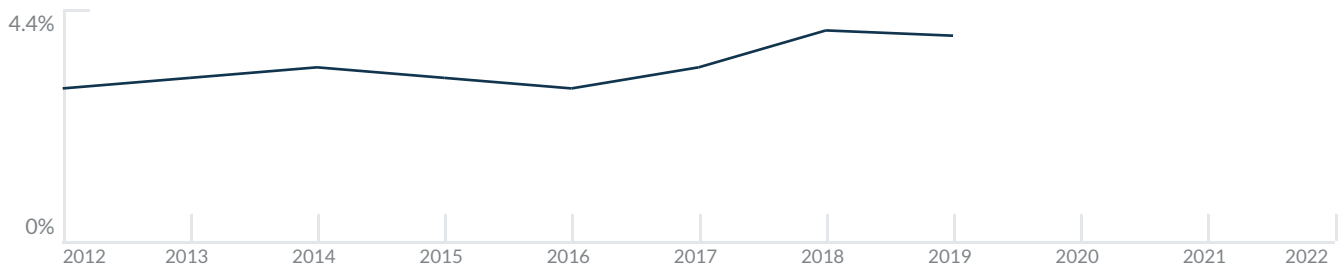
PER YEAR

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©

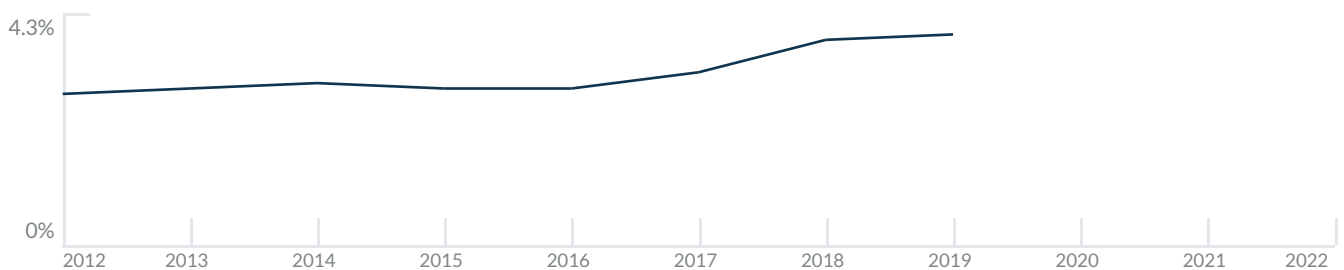
30 YEARS FIXED 4.4%



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.

1 BED
\$443,000
 AVERAGE PRICE
 5 FOR SALE
 0 FOR RENT

2 BEDS
N/A
 AVERAGE PRICE
 0 FOR SALE
 1 FOR RENT

1.8% to 5.6%
 CAP RATE
 Yearly net income when rent

1%
 NEGOTIABILITY
 What you can negotiate

5
 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

NO PHOTO AVAILABLE


\$3,500  2  2



UNIT 201 **RENTED** | APR 2022

NO PHOTO AVAILABLE


\$389,000  2  1



UNIT 340 **SOLD** | APR 2022




\$395,000  1  1



UNIT 332 **SOLD** | APR 2022




\$550,000  2  2



UNIT 203 **SOLD** | FEB 2022



\$2,700  2  1

UNIT 125 **RENTED** | FEB 2022



\$375,000  2  1

UNIT 140 **SOLD** | FEB 2022

Sold

LAST 20 PROPERTIES SOLD IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
340	\$389,000	1/2	\$492.4	790	Mar 2022	N/A
332	\$395,000	1/1	\$500.0	790	Mar 2022	3
203	\$550,000	2/2	\$522.3	1,053	Feb 2022	134
140	\$375,000	1/2	\$474.7	790	Dec 2021	11
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

Rented

LAST 20 PROPERTIES RENTED IN LOFTS AT MAYFAIR

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
201	\$3,500	2/2	\$2.9	1,187	Apr 2022	1
125	\$2,700	1/2	\$3.4	790	Dec 2021	30
206	\$2,500	1/2	\$3.2	790	Dec 2021	2
PH-20	\$3,600	2/2	\$3.2	1,117	Nov 2021	4
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

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
129	\$395,000	1/2	\$500.0	790	Apr 2022	N/A
137	\$675,000	1/2	\$854.4	790	Feb 2022	SHARON DRE...
206	\$375,000	1/2	\$474.7	790	Sep 2021	ERNST SIEBE...
303	\$3,900/mth	2/2	\$3.7	1053	Apr 2022	
336	\$395,000	1/2	\$500.0	790	Feb 2022	N/A