

Market Report

February, 2021



Segovia Tower

600 Coral Way
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Segovia Tower in this convenient and easy to read format. Our data 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 segoviatower.com.

Property Stats

POSTAL CODE 33134

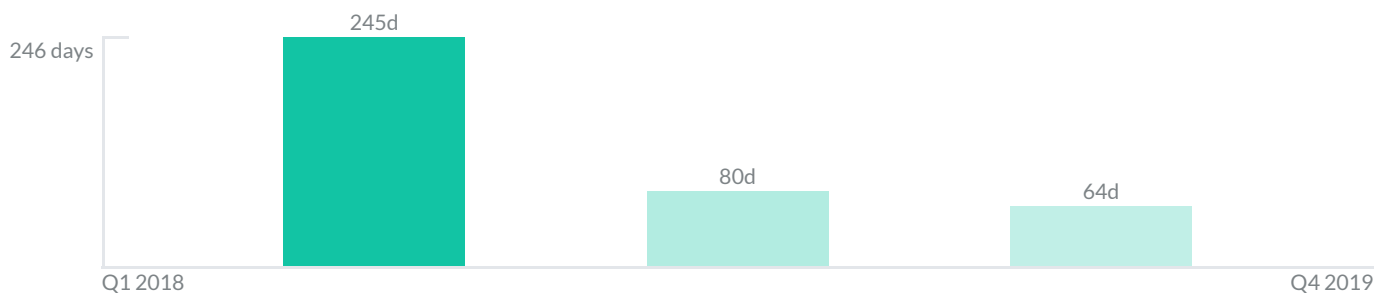
The property stats graph represents the median price evolution since ten years in your postal code area.



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
Somerset Gables Academy
10/10

MIDDLE SCHOOL
George Washington Carver Middle School
10/10

HIGH SCHOOL
Academy Of Arts & Minds
4/10

Insights

IN SEGOVIA TOWER

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

8 BED

\$6,000,000
AVERAGE PRICE

1 FOR SALE
1 FOR RENT

1.8% to 1.8%

CAP RATE

Yearly net income when rent

0%

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 Segovia Tower



\$3,500



UNIT

SOLD | OCT 2020

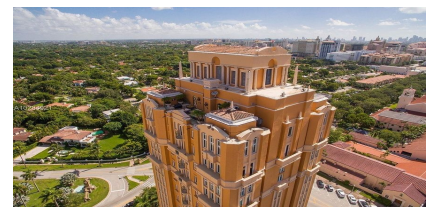


\$1,100,000



UNIT 2

SOLD | JUL 2020

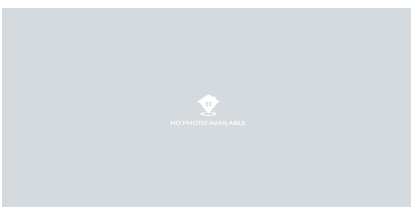


\$1,499,000



UNIT 5

SOLD | JUN 2017



\$1,499,000



UNIT 5

SOLD | NOV 2020

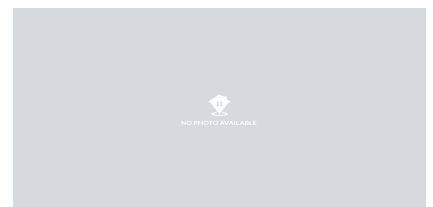


\$6,900



UNIT 3

RENTED | MAR 2017



\$6,900



UNIT 3

RENTED | NOV 2020

Sold

LAST 20 PROPERTIES SOLD IN SEGOVIA TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
N/A	\$3,500	3/2	\$1.9	1,806	Nov 2019	64
2	\$1,100,000	3/4	\$278.6	3,949	Jul 2019	80
5	\$1,499,000	3/3	\$379.6	3,949	Mar 2018	245
5	\$1,499,000	3/4	\$379.6	3,949	Mar 2018	245
3	\$1,275,000	3/3	\$322.9	3,949	Jan 2016	75
3	\$1,275,000	3/31	\$322.9	3,949	Jan 2016	75
10	\$1,649,000	3/3	\$417.6	3,949	Sep 2015	245
12	\$1,700,000	4/3	\$441.6	3,850	Jan 2015	497
9	\$1,599,000	3/3	\$404.9	3,949	Oct 2014	74
4	\$1,399,000	3/3	\$354.3	3,949	Jul 2014	221
5	\$1,680,000	3/3	\$425.4	3,949	Apr 2014	107
8	\$1,399,000	2/2	\$363.4	3,850	Jun 2013	271
11	\$752,400	3/3	\$190.5	3,949	May 2010	7
10	\$818,235	3/3	\$207.2	3,949	Mar 2010	51
6	\$1,795,000	3/3	\$454.5	3,949	Jun 2006	58
9	\$1,550,000	3/3	\$392.5	3,949	Apr 2006	225

Rented

LAST 20 PROPERTIES RENTED IN SEGOVIA TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3	\$6,900	3/3	\$1.7	3,949	Jul 2017	131
3	\$6,900	3/4	\$1.7	3,949	Jul 2017	131
3	\$7,900	3/3	\$2.0	3,949	May 2016	79
3	\$7,900	3/4	\$2.0	3,949	May 2016	79
N/A	\$6,990	4/3	\$1.8	3,949	Oct 2015	140
12	\$9,500	4/3	\$2.5	3,850	Jan 2014	47
2	\$8,300	4/3	\$2.1	3,949	May 2012	56
10	\$850	0/1	N/A	N/A	Nov 2010	28
N/A	\$4,500	3/3	\$1.2	3,628	Sep 2010	83
4	\$800	0/1	\$1.3	600	Jul 2010	42
11	\$1,100	1/1	\$1.8	600	Jun 2010	43
9	\$850	0/1	\$2.1	400	Feb 2010	38

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-015	\$5,999,980	8/12	\$706.5	8492	Jan 2021	JAMES L FERR...
PH-15	\$25,000/mth	8/12	\$2.9	8492	Jan 2021	JAMES L FERR...