

# Market Report

February, 2021



## Biltmore II

600 Biltmore Way  
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Biltmore II 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 [biltmoretwocondosforsale.com](http://biltmoretwocondosforsale.com).

## Property Stats

POSTAL CODE 33134

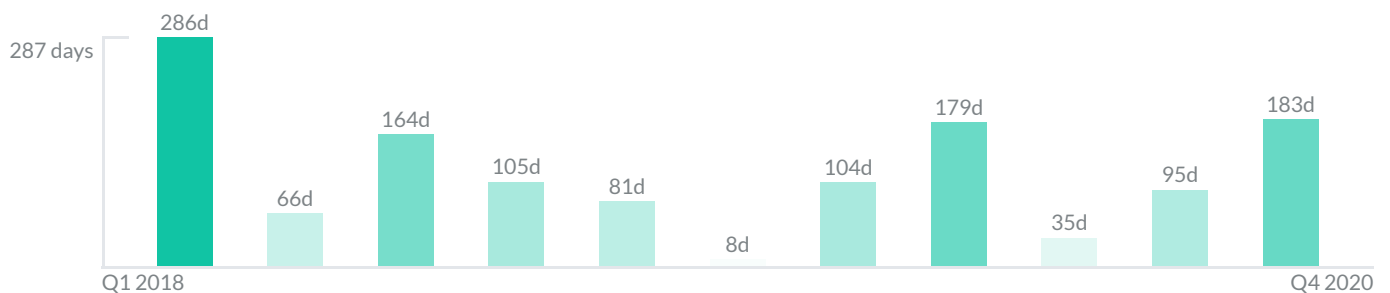
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

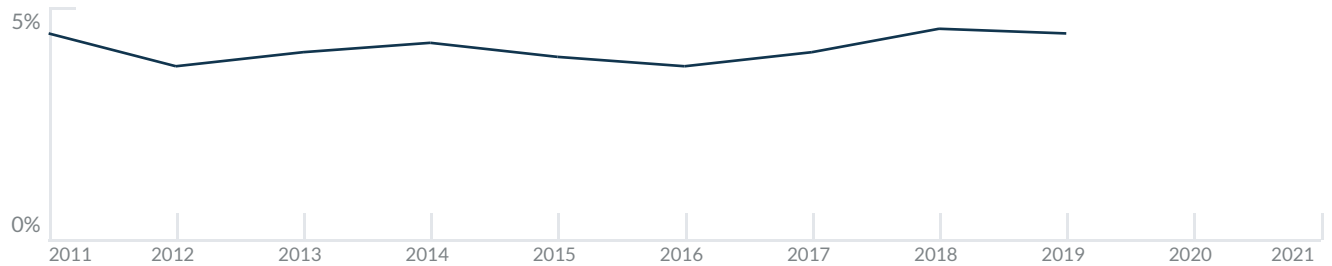


# Mortgage Rates

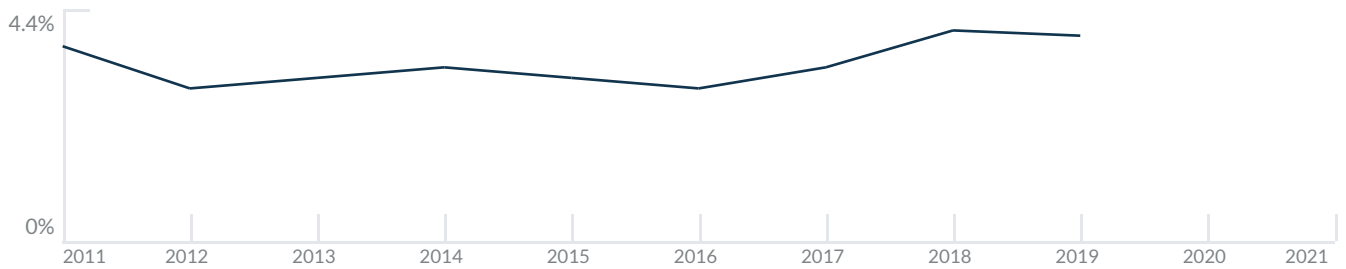
PER YEAR

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©

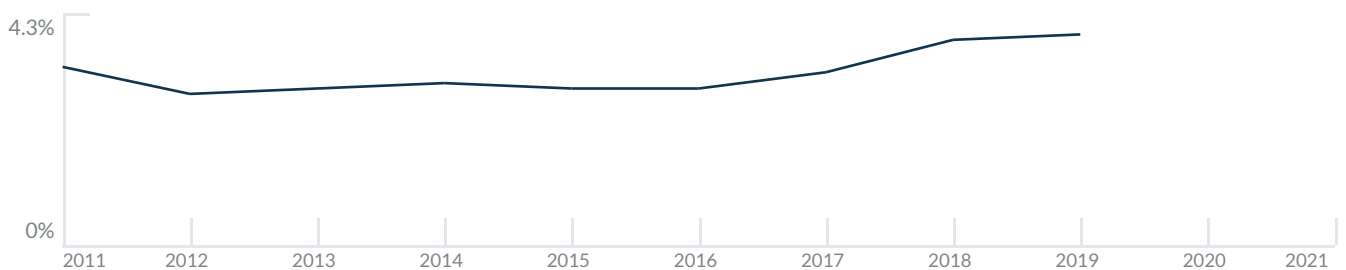
30 YEARS FIXED 4.4%



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 BILTMORE II

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

2 BEDS  
**\$452,000**  
 AVERAGE PRICE  
 4 FOR SALE  
 1 FOR RENT

3 BED  
**\$629,000**  
 AVERAGE PRICE  
 1 FOR SALE  
 0 FOR RENT

**1.8% to 4.6%**  
 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 Biltmore II

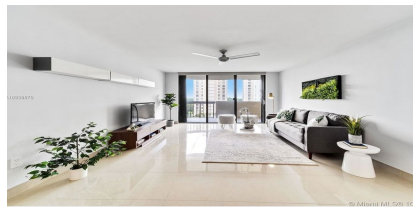


\$1,950



UNIT 408

RENTED | DEC 2020



\$410,000



UNIT 813

SOLD | NOV 2020



\$2,350



UNIT 911

RENTED | NOV 2020



\$439,000



UNIT 811

SOLD | NOV 2020



\$324,500



UNIT 413

SOLD | NOV 2020



\$3,500



UNIT 618

RENTED | NOV 2020

## Sold

LAST 20 PROPERTIES SOLD IN BILTMORE II

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
813	\$410,000	2/2	\$363.2	1,129	Nov 2020	7
811	\$439,000	2/2	\$388.8	1,129	Nov 2020	125
413	\$324,500	2/2	\$287.4	1,129	Nov 2020	416
604	\$399,000	2/2	\$353.4	1,129	Sep 2020	17
404	\$345,400	2/2	\$305.9	1,129	Aug 2020	252
410	\$330,000	2/2	\$292.3	1,129	Jul 2020	17
303	\$372,000	2/3	\$261.4	1,423	May 2020	25
1018	\$455,000	2/3	\$319.7	1,423	Apr 2020	44
315	\$350,000	2/3	\$248.1	1,411	Mar 2020	355
418	\$409,900	2/3	\$288.1	1,423	Feb 2020	83
220	\$419,900	2/3	\$283.3	1,482	Jan 2020	145
306	\$449,000	2/3	\$318.2	1,411	Jan 2020	131
903	\$471,500	2/3	\$331.3	1,423	Nov 2019	77
802	\$675,000	3/3	\$380.3	1,775	Nov 2019	50
918	\$505,000	2/3	\$354.9	1,423	Oct 2019	185
1118	\$500,000	2/3	\$351.4	1,423	May 2019	8
1105	\$510,000	2/3	\$361.4	1,411	Feb 2019	106
PH103	\$925,000	3/4	\$323.9	2,856	Jan 2019	55
618	\$470,000	2/3	\$330.3	1,423	Nov 2018	84
412	\$405,000	2/2	\$358.7	1,129	Nov 2018	81

## Rented

LAST 20 PROPERTIES RENTED IN BILTMORE II

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
408	\$1,950	2/2	\$1.7	1,129	Dec 2020	38
911	\$2,350	2/2	\$2.1	1,129	Nov 2020	162
618	\$3,500	2/3	\$2.5	1,423	Oct 2020	89
1201	\$3,000	2/3	\$2.0	1,482	Aug 2020	45
711	\$2,000	2/2	\$1.8	1,129	Feb 2020	108
1106	\$2,900	2/3	\$2.1	1,411	Jan 2020	51
511	\$2,200	2/2	\$1.9	1,129	Jan 2020	67
918	\$2,850	2/3	\$2.0	1,423	Dec 2019	19
1118	\$2,600	2/3	\$1.8	1,423	Oct 2019	32
408	\$2,100	2/2	\$1.9	1,129	Sep 2019	58
902	\$3,450	3/3	\$1.9	1,775	Sep 2019	90
1112	\$2,600	2/2	\$2.3	1,129	Aug 2019	6
411	\$2,400	2/2	\$2.1	1,129	Aug 2019	52
309	\$2,500	2/2	\$2.2	1,129	Jul 2019	11
1110	\$2,600	1/2	\$2.3	1,129	Apr 2019	14
511	\$2,200	2/2	\$1.9	1,129	Mar 2019	59
215	\$2,650	2/3	\$1.9	1,411	Oct 2018	122
1011	\$2,400	2/2	\$2.1	1,129	Jul 2018	27
309	\$2,550	2/2	\$2.3	1,129	Jun 2018	119
218	\$3,000	2/3	\$2.1	1,423	Apr 2018	9

## Currently Listed

---

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
#1210	\$410,000	2/2	\$363.2	1129	Jan 2021	T NEJAT VEZI...
#1210	\$2,800/mth	2/2	\$2.5	1129	Jan 2021	T NEJAT VEZI...
419	\$629,000	3/3	\$354.4	1775	Jan 2021	MARIA ELENA...
701	\$499,000	2/3	\$336.7	1482	Jan 2021	EDITH V BOD...
1016	\$449,000	2/3	\$318.2	1411	Nov 2020	
1203	\$449,000	2/3	\$315.5	1423	Dec 2020	WAYNE COW...