

Market Report

October, 2021



Ten Aragon

10 Aragon Ave
Coral Gables, FL 33134

Every month we compile this comprehensive market report focus on Ten Aragon 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 tenaragoncondosforsale.com.

Property Stats

POSTAL CODE 33134

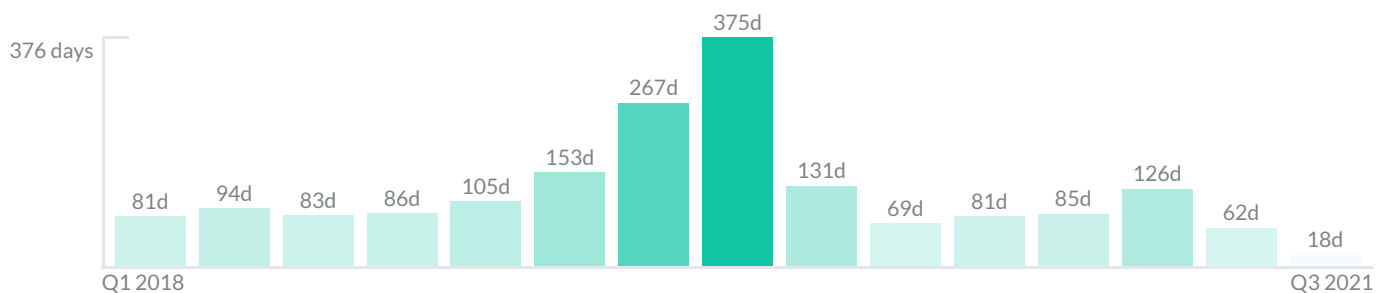
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

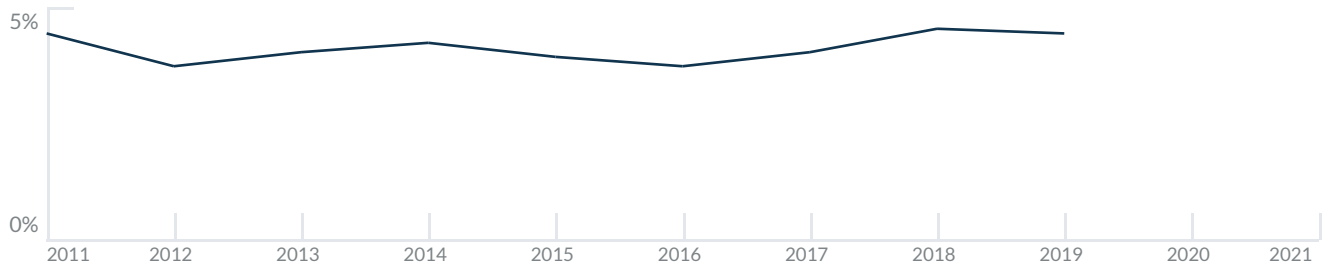


Mortgage Rates

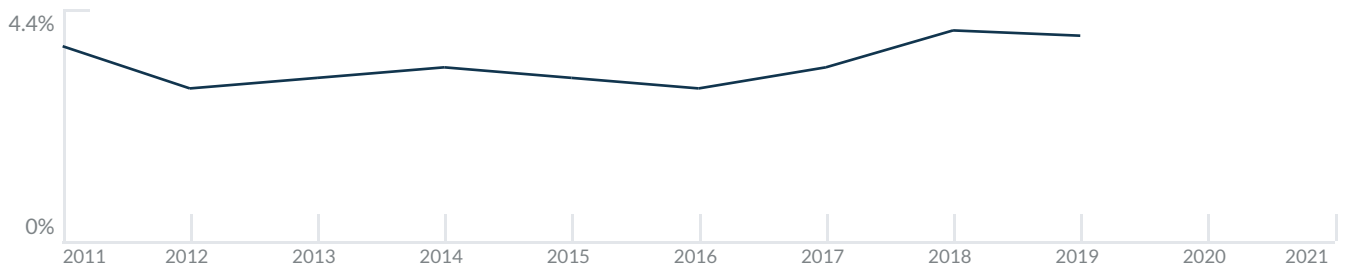
PER YEAR

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©

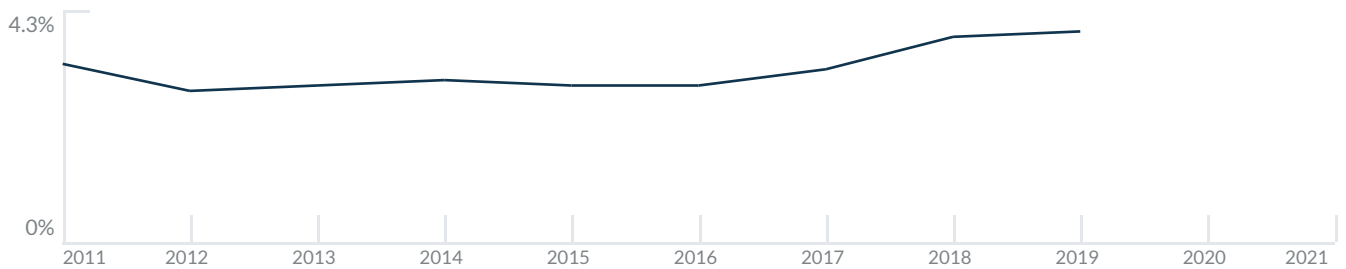
30 YEARS FIXED 4.4%



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
International Studies Charter Middle School
10/10

HIGH SCHOOL
Academy Of Arts & Minds
4/10

Insights

IN TEN ARAGON

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

2 BEDS

N/A
AVERAGE PRICE

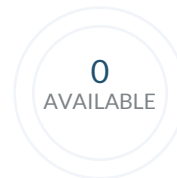
0 FOR SALE
2 FOR RENT

% to %
CAP RATE

Yearly net income when rent

2.5%
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 Ten Aragon

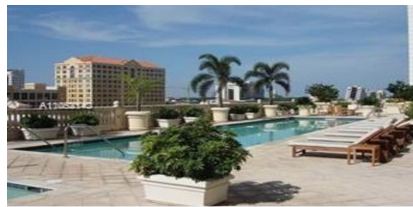


\$290,000



UNIT 1413

SOLD | SEP 2021

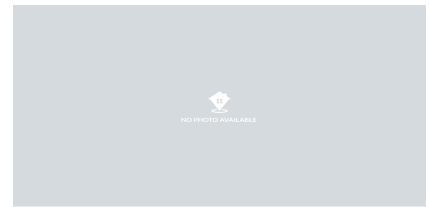


\$2,350



UNIT 802

RENTED | SEP 2021



\$2,100



UNIT 1513

RENTED | SEP 2021



\$3,400



UNIT 711

RENTED | SEP 2021



\$299,900



UNIT 1212

SOLD | AUG 2021



\$445,000



UNIT 1514

SOLD | AUG 2021

Sold

LAST 20 PROPERTIES SOLD IN TEN ARAGON

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1413	\$290,000	1/1	\$385.1	753	Sep 2021	11
1212	\$299,900	1/1	\$398.3	753	Aug 2021	19
1514	\$445,000	2/2	\$390.7	1,139	Aug 2021	49
712	\$290,000	1/1	\$385.1	753	Aug 2021	5
818	\$299,000	1/1	N/A	N/A	Aug 2021	7
1016	\$570,000	3/2	\$344.6	1,654	Jun 2021	36
1217	\$437,500	2/2	\$371.1	1,179	May 2021	127
1012	\$285,000	1/1	\$378.5	753	May 2021	15
915	\$489,000	2/2	\$350.8	1,394	May 2021	62
613	\$299,000	1/1	\$397.1	753	May 2021	118
808	\$290,000	1/1	\$385.1	753	Apr 2021	14
1219	\$289,000	1/1	\$362.2	798	Apr 2021	36
806	\$440,000	2/2	\$315.6	1,394	Apr 2021	21
719	\$279,000	1/1	\$349.6	798	Apr 2021	35
1004	\$365,000	2/2	\$309.6	1,179	Apr 2021	160
917	\$430,000	2/2	\$364.7	1,179	Feb 2021	20
904	\$410,000	2/2	\$347.8	1,179	Feb 2021	263
805	\$540,000	3/2	\$326.5	1,654	Feb 2021	96
708	\$259,900	1/1	\$345.2	753	Dec 2020	251
910	\$355,000	2/2	\$283.8	1,251	Nov 2020	72

Rented

LAST 20 PROPERTIES RENTED IN TEN ARAGON

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
802	\$2,350	1/1	\$2.9	798	Sep 2021	34
1513	\$2,100	1/1	\$2.8	753	Sep 2021	3
711	\$3,400	2/2	\$2.7	1,251	Sep 2021	9
913	\$2,200	1/1	\$2.9	753	Aug 2021	4
1501	\$2,550	2/2	\$2.3	1,114	Aug 2021	12
618	\$2,000	1/1	\$2.5	798	Jul 2021	5
1007	\$3,200	2/2	\$2.8	1,139	Jul 2021	4
1408	\$1,975	1/1	\$2.6	753	May 2021	10
1013	\$1,775	1/1	\$2.4	753	Apr 2021	29
1008	\$1,750	1/1	\$2.3	753	Feb 2021	89
918	\$2,200	1/1	\$2.8	798	Feb 2021	60
913	\$1,800	1/1	\$2.4	753	Feb 2021	104
1202	\$1,900	1/1	\$2.4	798	Feb 2021	60
1407	\$3,200	2/2	\$2.8	1,139	Jan 2021	57
1114	\$2,399	2/2	\$2.1	1,139	Jan 2021	67
1401	\$2,350	2/2	\$2.1	1,114	Jan 2021	114
1510	\$3,250	2/2	\$2.6	1,251	Jan 2021	7
1018	\$1,850	1/1	\$2.3	798	Nov 2020	147
1110	\$2,450	2/2	\$2.0	1,251	Nov 2020	194
1604	\$2,600	2/2	\$2.1	1,251	Nov 2020	91

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
607	\$3,000/mth	2/2	\$2.6	1139	Sep 2021	ESTHER I ORT...
1517	\$3,800/mth	2/2	\$3.2	1179	Sep 2021	JUAN C PADIAL