

Fragua Handbook:

Discover Smarter Real Estate Decisions

- Fragua AI
- Fragua APIs

LR

Sale market analysis for 5288 Champagne Cir Pine Hills, FL 32808

Hide filters used ^

Aggregation: Zip code

Operation: Sale

Property type: Flat, House

Type of building: Second hand, New

Zip code: 32

Metrics	Values
Location ⓘ	32808
Date ⓘ	2024-12-31
Average Absorption % ⓘ	32.44%
Average Time To ⓘ	59
Average Price \$ ⓘ	\$269,942
Average Price per Square Meter \$ ⓘ	\$2,212
Supply ⓘ	121



Generate map 

Generate chart 

Download Excel 

What do you want to know?



FraguaAI generate answers based on different data sources. [Know more](#)

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Welcome to **Fragua**:

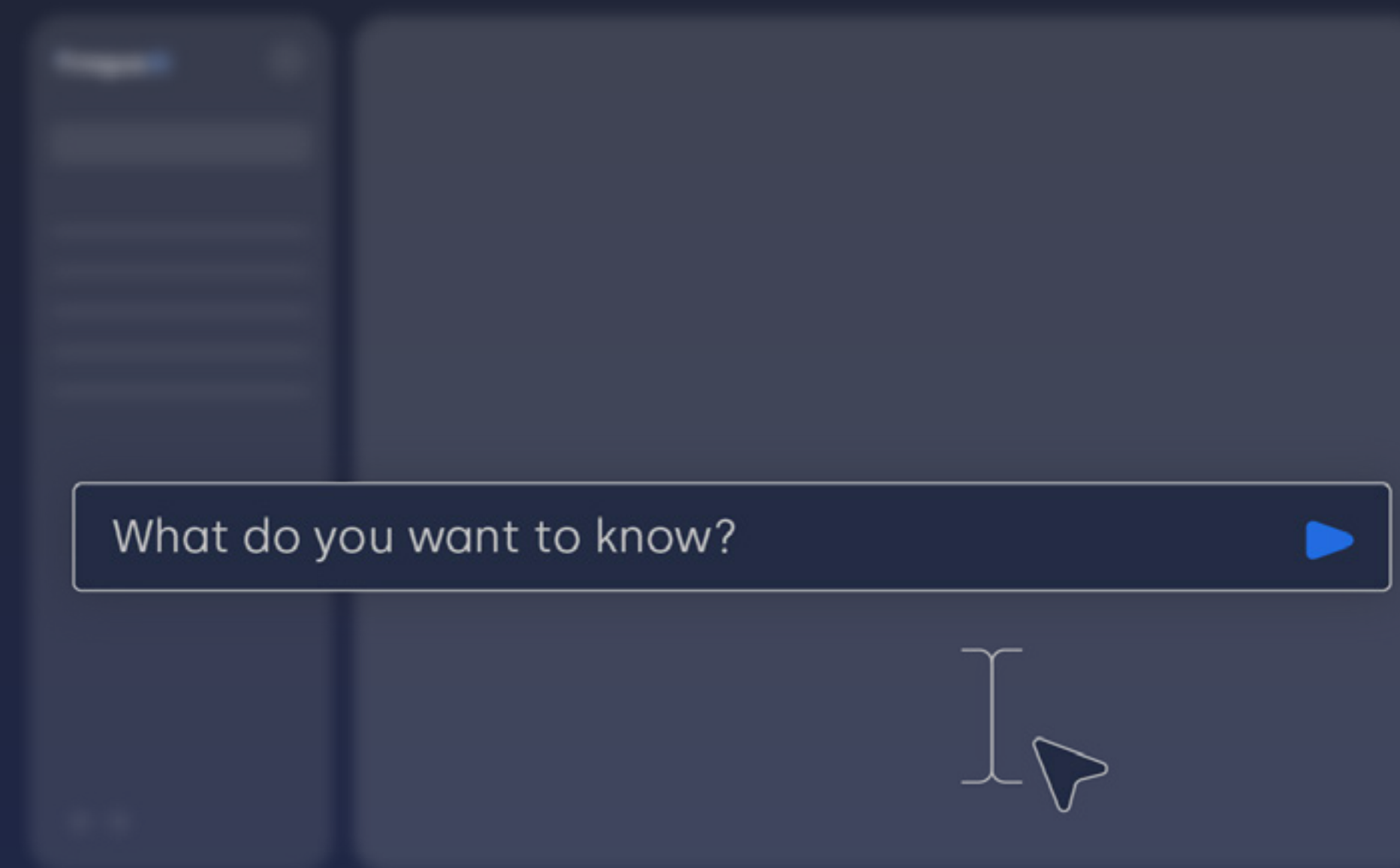
A tool powered by artificial intelligence
for obtaining real estate information in
the most natural way: by asking

Whether you're an investor, real estate agent, property
manager or developer, **the first thing you need before
starting any project is to know where you are getting into.**

With Fragua AI, getting the real estate insights you need is
as easy as asking a question.

What is Fragua?

Fragua is a subscription-based platform powered by advanced AI technology, giving you access to unparalleled insights about Starting with the Florida real estate market, and soon expanding across the U.S. It works like a chat assistant that delivers data tailored to your needs—from market trends and demographics to opportunities and downloadable maps.



What makes Fragua unique?

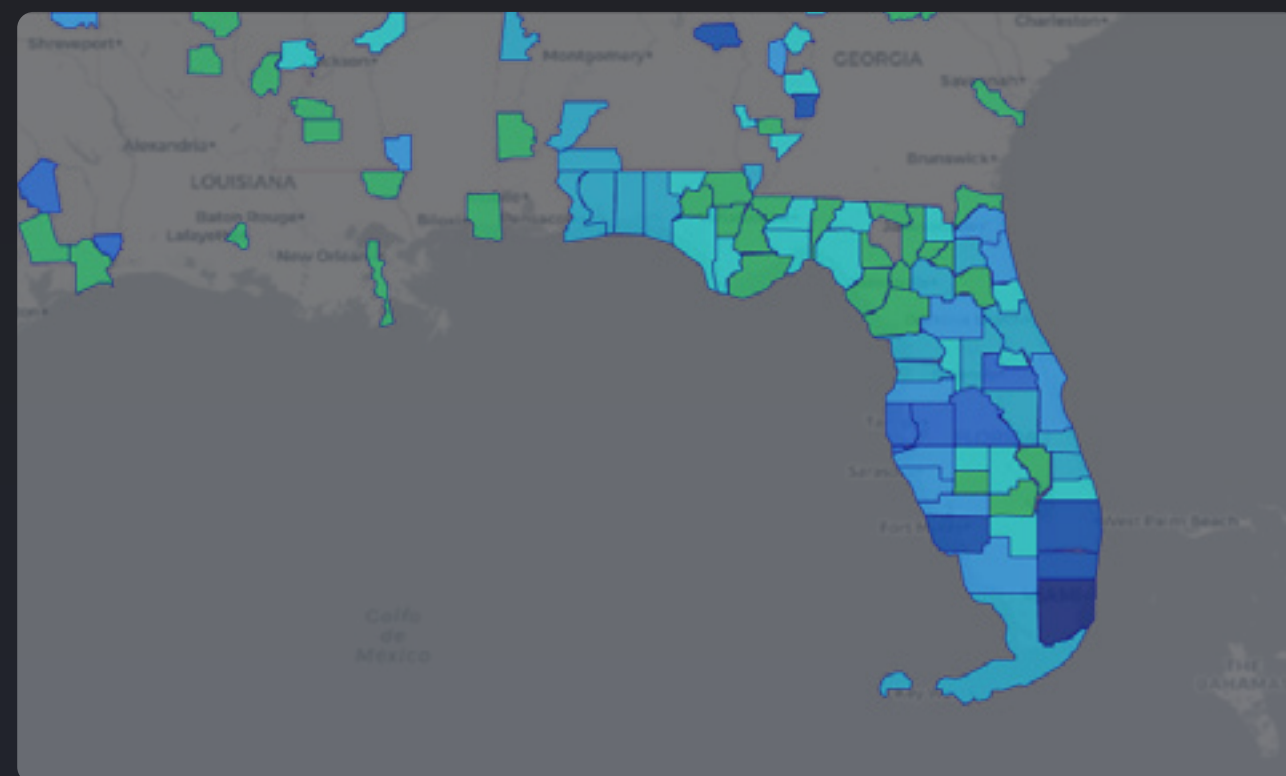
Real-time answers to your market questions

Actionable opportunities based on demand, growth, and ROI

Customizable insights including maps, graphs, and tables

Interactive features to explore, modify, and download data

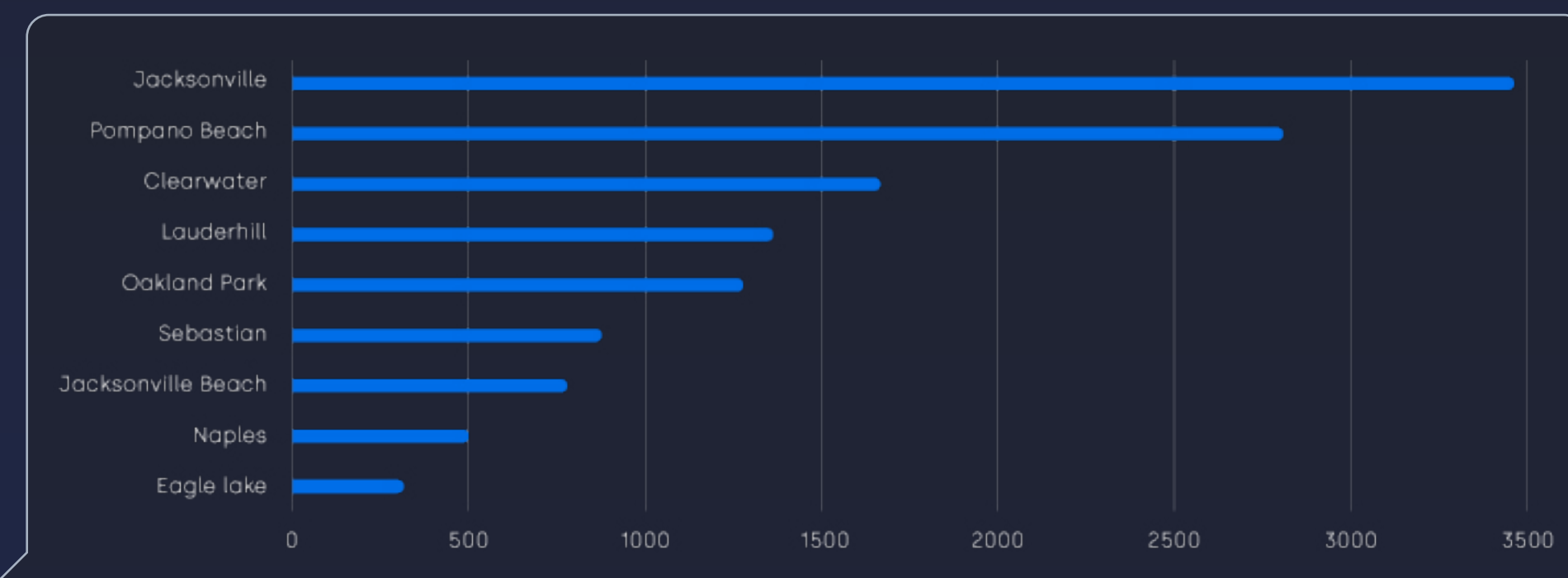
Show me the rent per square foot by county



What can you explore with Fragua?

With this tool, you can obtain updated data in seconds about a specific geographic area, its **demographics, existing real estate demand, and valuation, market evolution, opportunities, ongoing developments, future developments in the area**, and much more. All at a glance, organized as you need it, and customizing your information in downloadable charts and reports.

What is the total supply of properties for sale per city?



Trend of effort rate in Jacksonville



How does it work?

1. Ask a question:

Type your query into the chat

What are the current real estate trends in Miami?

2. Get instant insights:

Receive summarized data, visualizations, and recommendations in seconds

3. Customize and download:

Adjust maps, graphs, or tables to your needs and download them for further use



Why choose Fragua?

Unlike traditional search engines that make you sift through multiple sites and endless lists, **Fragua instantly compiles real estate and demographic data from multiple sources—including our proprietary data—in seconds.**

There's no need to guess the perfect search terms; simply ask your question in plain language, and **Fragua does the rest.** Best of all, it not only delivers the data you need right away but also presents it in customizable charts, maps, and tables that you can easily download.

Save time, skip the hassle, and discover a smarter way to find the information you want—that's the power of Fragua.

Subscription benefits

In a sector like real estate, information is always power. And those who get it first are the ones who seize the best opportunities.

Don't stay behind.

As a subscriber, you get unlimited access to:

Comprehensive real estate data for all major Florida markets

Tools to customize and download reports

Regular updates with the latest market insights

Fragua APIs

AI-Native APIs for the Real Estate Market

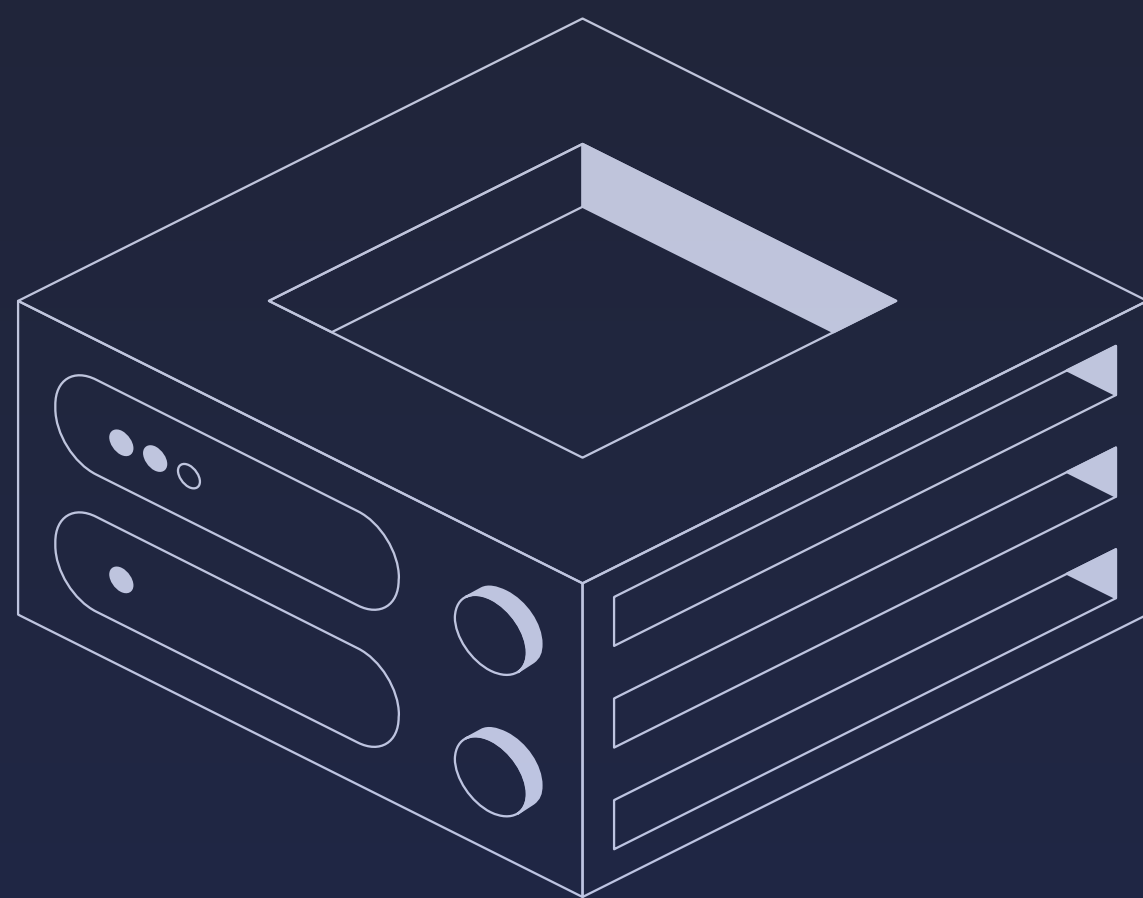
Perfectly structured plug-and-play data and comparables

Fragua APIs

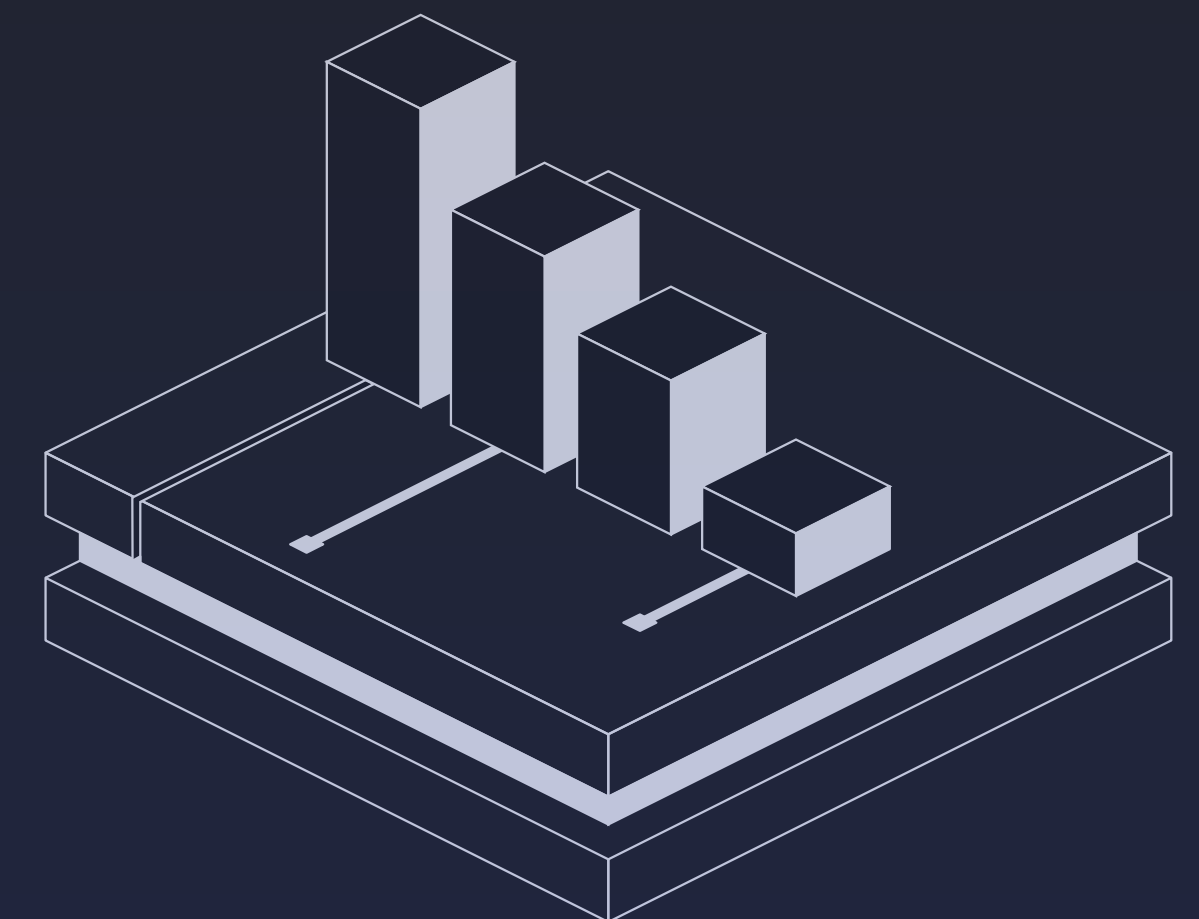


Demographics, trends, demand, comparables, valuations, cadastral data... all in one click

Real estate AI API enabling your clients to request thousands of data points using natural language.



Language Support: Fragua's API is fully available in English, allowing seamless integration for U.S. real estate platforms. Additionally, it supports queries in Spanish, making it an ideal tool for bilingual markets and international investors.



Market:

- Average price
- % of average price compared to the province
- Average price per m²
- % of average price per m² compared to the province
- % of time to sell
- % of time to sell compared to the province
- Years to repay property purchase
- Years to repay property purchase compared to the province
- Variation in supply over 5 months
- Variation in supply over 5 months compared to the province
- Distribution of price per m²
- Asking price vs closing price

Area Demographics:

- Household income
- % of household income compared to the province
- % of household income compared to Spain
- Unemployment rate
- % of unemployment compared to the province
- % of unemployment compared to Spain
- Comparison of sales/rentals in relation to the area/rating
- % of university education
- % of university education compared to the province
- % of university education compared to Spain

Valuation:

- Valuation features
- Optimal property price (sale/rent)
- Price range
- Price per square meter
- Population density
- Compare property prices with the rest of the area

Demand:

- Absolute and relative demand
- Optimal price
- Price absorption
- Optimal price per m²
- Price per m² absorption
- Optimal area
- Area absorption
- Optimal number of rooms
- Optimal condition status
- Condition absorption

Comparables:

- Supply (Available property listings)
- Time: number of days to sell or rent based on the selected operation
- Absorption: the number of sold listings in the last month as a percentage of the total



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