

# Market Report

September, 2024



## The Grande Kendall

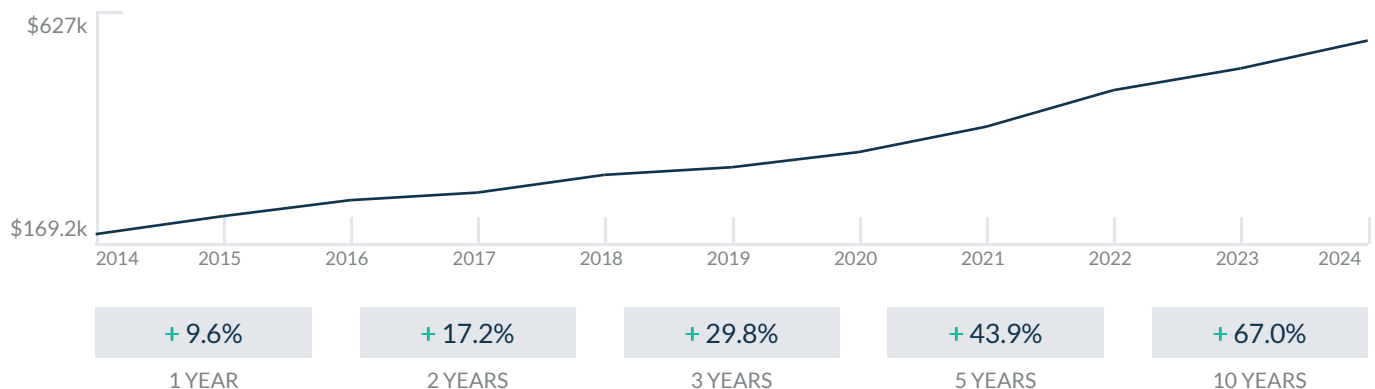
9021 SW 94th St  
Miami, FL 33176

Every month we compile this comprehensive market report focus on The Grande Kendall 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 [thegrandekendall.com](https://thegrandekendall.com).

## Property Stats

POSTAL CODE 33176

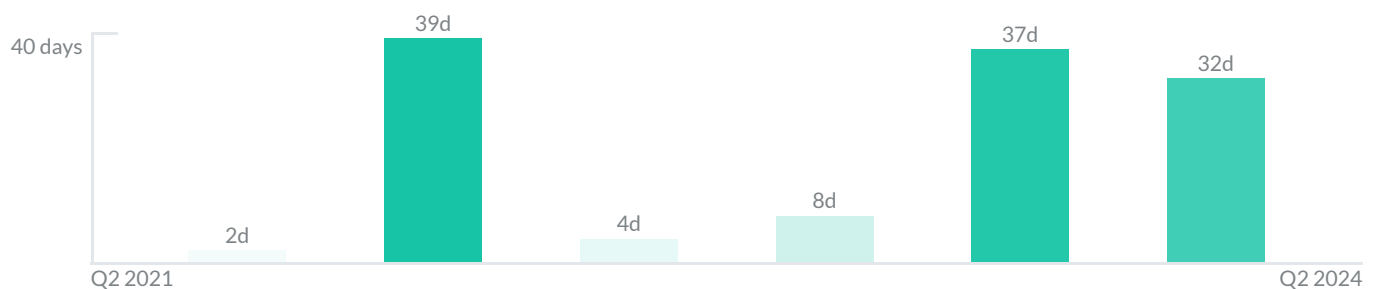
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

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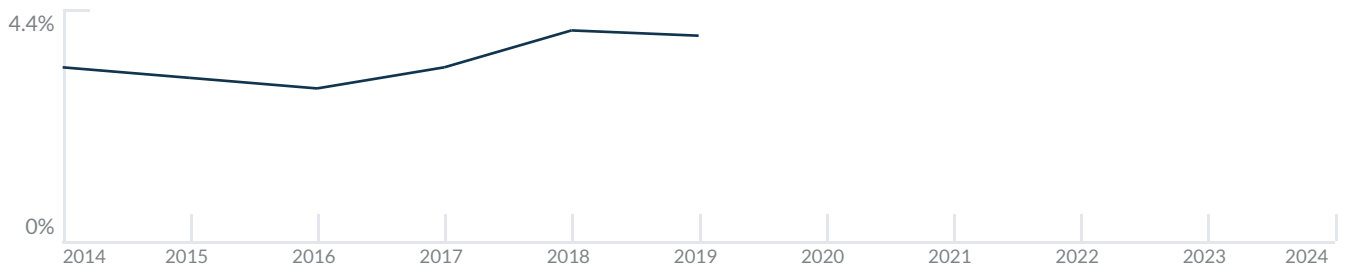
PER YEAR

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©

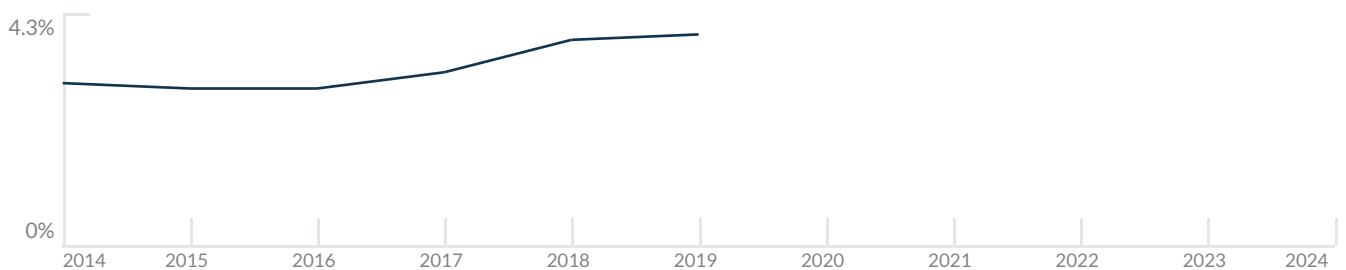
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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CLOSEST

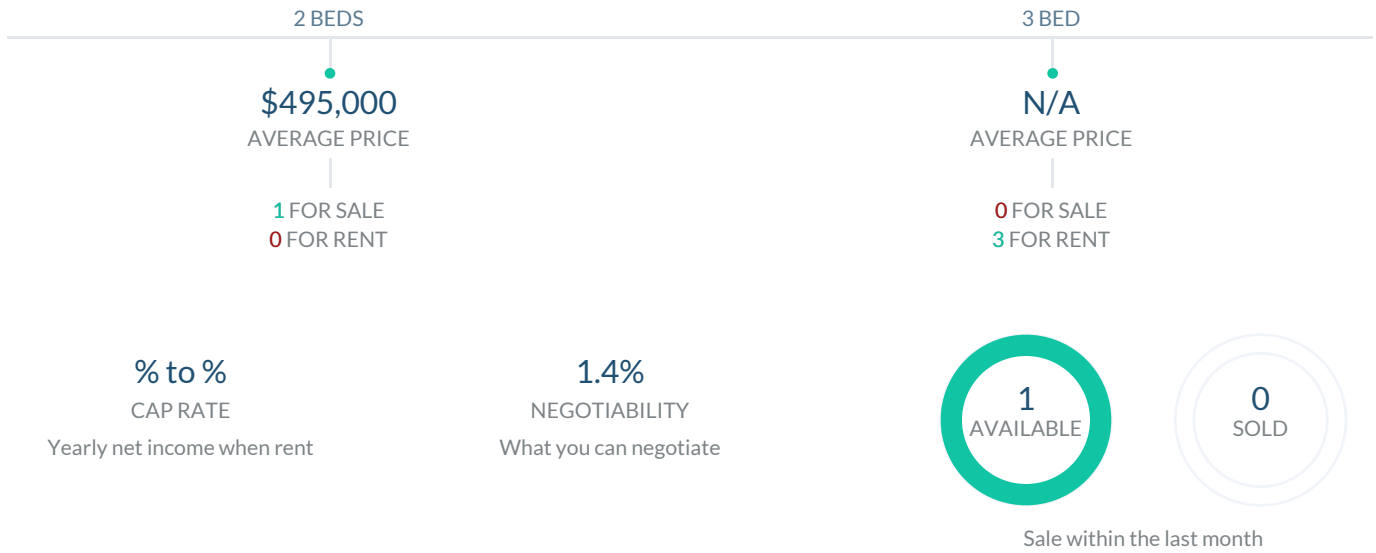
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies - South	Glades Middle School	Terra Environmental Research Institute
10/10	7/10	10/10

# Insights

IN THE GRANDE KENDALL

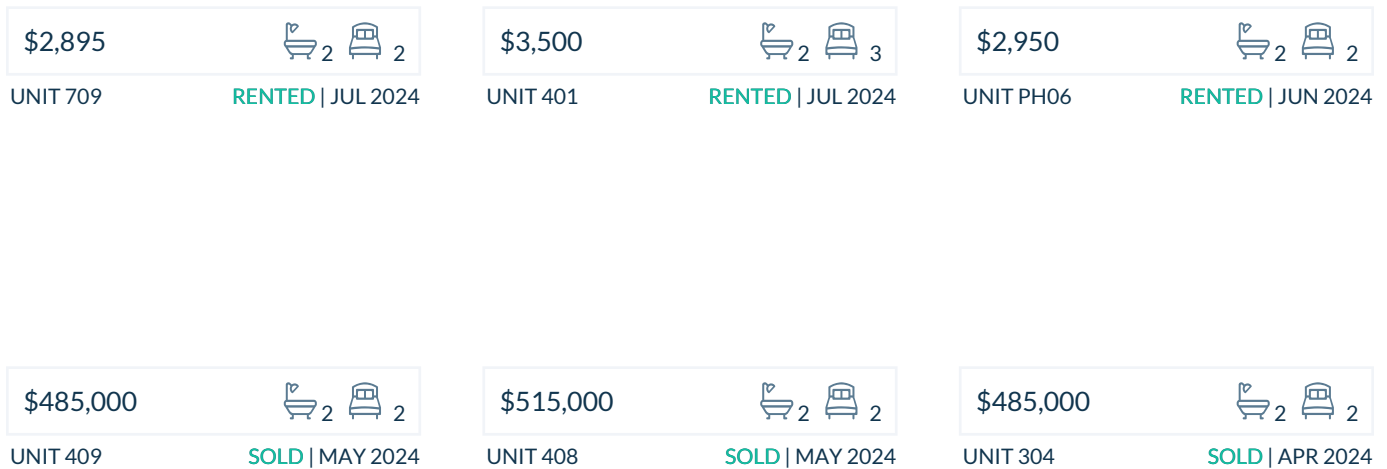
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Grande Kendall



## Sold

LAST 20 PROPERTIES SOLD IN THE GRANDE KENDALL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
409	\$485,000	2/2	\$423.6	1,145	May 2024	9
408	\$515,000	2/2	\$449.8	1,145	May 2024	4
304	\$485,000	2/2	\$424.7	1,142	Apr 2024	82
706	\$480,000	2/2	\$420.3	1,142	Mar 2024	37
605	\$445,000	2/2	\$389.7	1,142	Oct 2022	8
509	\$419,900	2/2	\$366.7	1,145	Jun 2022	4
307	\$390,000	2/2	\$340.6	1,145	Dec 2021	39
308	\$360,000	2/2	\$314.4	1,145	Apr 2021	2
708	\$358,000	2/2	\$312.7	1,145	Oct 2020	67
PH05	\$367,000	2/2	\$321.4	1,142	Jun 2020	125
304	\$349,000	2/2	\$305.6	1,142	Jun 2019	20
PH06	\$340,000	2/2	\$297.7	1,142	Mar 2019	132
701	\$380,000	3/2	\$282.1	1,347	May 2018	95
PH04	\$349,900	2/2	\$306.4	1,142	Mar 2018	23
708	\$325,000	2/2	\$283.8	1,145	Jan 2018	127
708	\$325,000	2/2	\$283.8	1,145	Jan 2018	127
709	\$339,900	2/2	\$296.9	1,145	Dec 2017	33
709	\$339,900	2/2	\$296.9	1,145	Dec 2017	33
205	\$344,900	2/2	\$302.0	1,142	Sep 2017	7
409	\$325,000	2/2	\$283.8	1,145	Aug 2017	26

## Rented

LAST 20 PROPERTIES RENTED IN THE GRANDE KENDALL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
709	\$2,895	2/2	\$2.5	1,145	Jul 2024	87
401	\$3,500	3/2	\$2.6	1,347	Jun 2024	33
PH06	\$2,950	2/2	\$2.6	1,142	May 2024	48
707	\$2,925	2/2	\$2.6	1,142	Sep 2023	5
605	\$2,800	2/2	\$2.5	1,142	Dec 2022	61
PH07	\$2,500	2/2	\$2.2	1,142	Dec 2021	38
709	\$2,300	2/2	\$2.0	1,145	Dec 2021	15
301	\$2,750	3/2	\$2.0	1,347	Sep 2021	49
401	\$2,875	3/2	\$2.1	1,347	Jul 2021	32
402	\$2,100	2/2	\$1.8	1,145	Jun 2021	12
706	\$2,000	2/2	\$1.8	1,142	Feb 2021	44
PH06	\$2,200	2/2	\$1.9	1,142	Jan 2021	28
410	\$2,375	3/2	\$1.8	1,347	Aug 2020	5
508	\$2,000	2/2	\$1.7	1,145	Apr 2020	42
706	\$2,000	2/2	\$1.8	1,142	Feb 2020	96
N/A	\$4,200	4/3	\$1.6	2,681	Oct 2019	84
PH06	\$2,200	2/2	\$1.9	1,142	Sep 2019	15
208	\$2,050	2/2	\$1.8	1,145	Aug 2019	105
305	\$2,000	2/2	\$1.8	1,142	Aug 2019	166
709	\$2,100	2/2	\$1.8	1,145	Aug 2019	103

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
301	\$3,100/mth	3/2	\$2.3	1347	May 2024	JORGE LOBAT...
301	\$3,175/mth	3/2	\$2.4	1347	Jun 2024	JORGE LOBAT...
301	\$3,050/mth	3/2	\$2.3	1347	Jul 2024	JORGE LOBAT...
305	\$495,000	2/2	\$432.3	1145	Apr 2024	JUAN J CASTE...