

Market Report

March, 2024



Paradise at Dadeland

7725 SW 88th St
Kendall, FL 33143

Every month we compile this comprehensive market report focus on Paradise at Dadeland 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 paradisedadeland.com.

Property Stats

POSTAL CODE 33143

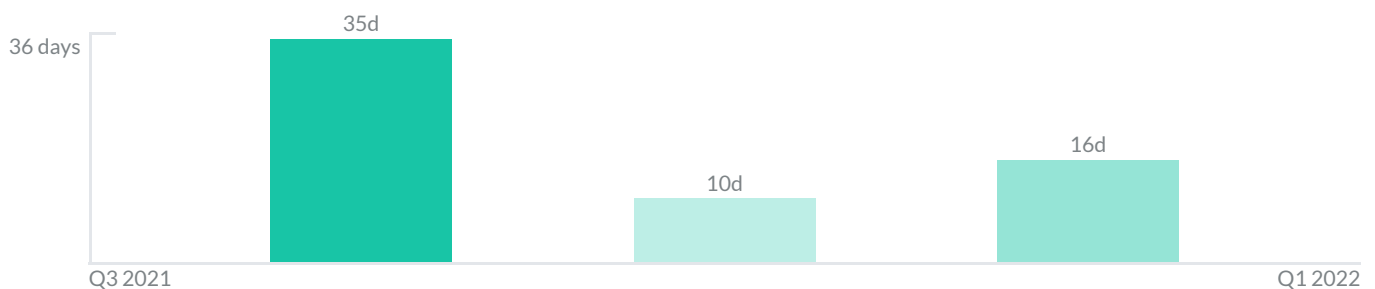
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

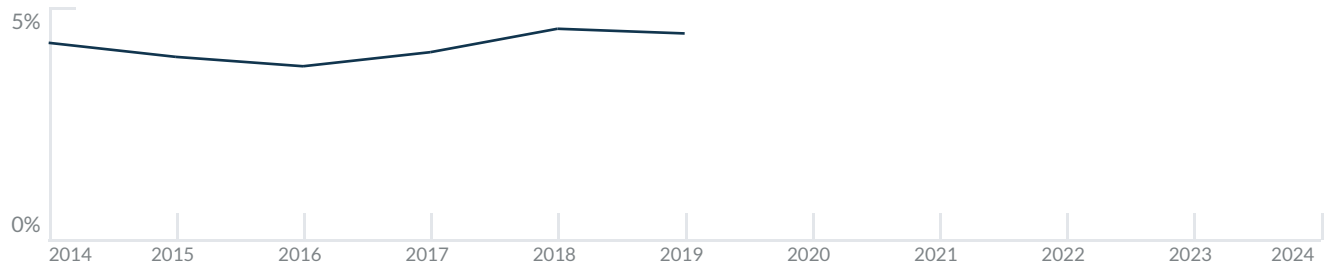


Mortgage Rates

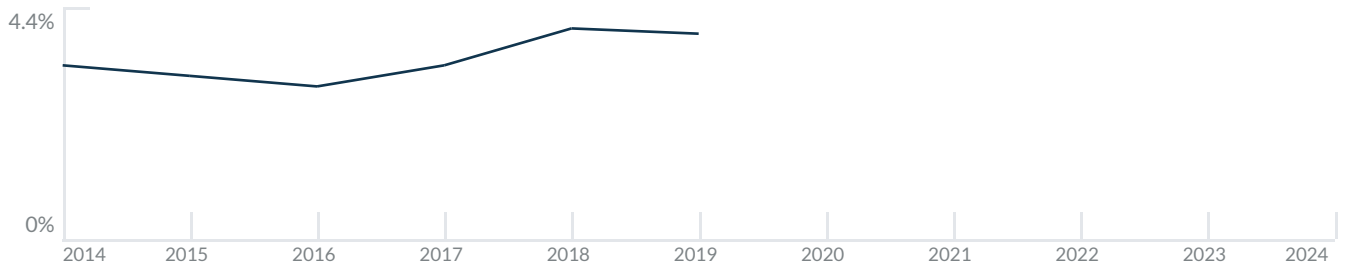
PER YEAR

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©

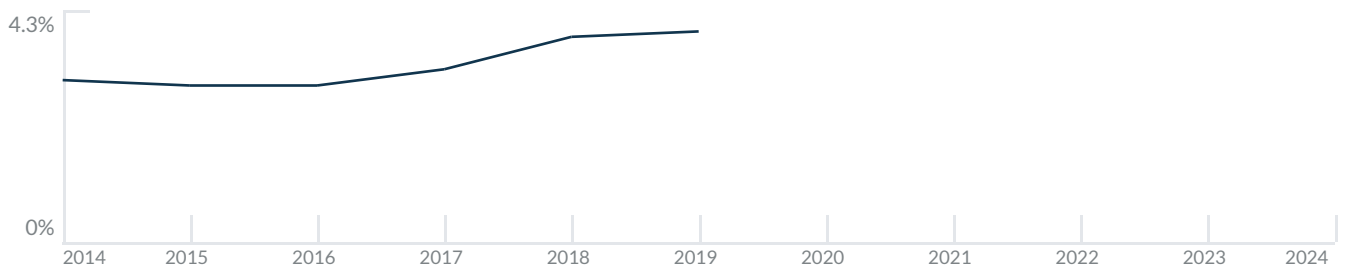
30 YEARS FIXED 4.4%



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©

| School Name | Elementary School | Middle School | High School |
|---------------------------|-------------------|---------------|-------------|
| Somerset Academy | 10/10 | | |
| Southampton Middle School | | 10/10 | |
| Clarks Middle School | | 10/10 | |
| Preparatory Academy | | | 10/10 |

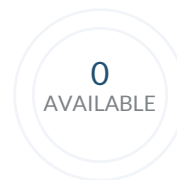
Insights

IN PARADISE AT DADELAND

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

% to %
CAP RATE
Yearly net income when rent

7.5%
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 Paradise at Dadeland



\$2,000  1  1
UNIT A302 **RENTED** | JAN 2024

\$1,900  1  2
UNIT B224 **RENTED** | FEB 2023

\$1,750  1  1
UNIT A211 **RENTED** | NOV 2022

\$1,850  1  1
UNIT A314 **RENTED** | NOV 2022

\$2,000  1  2
UNIT B220 **RENTED** | NOV 2022

\$225,000  2  2
UNIT C216 **SOLD** | FEB 2022

Sold

LAST 20 PROPERTIES SOLD IN PARADISE AT DADELAND

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-----------|------------|---------|-------|-------------|----------------|
| C216 | \$225,000 | 2/2 | \$222.8 | 1,010 | Feb 2022 | 10 |
| C303 | \$210,000 | 1/1 | \$324.1 | 648 | Jan 2022 | 21 |
| A105 | \$176,000 | 1/1 | \$278.0 | 633 | Dec 2021 | 10 |
| A205 | \$176,000 | 1/1 | \$278.0 | 633 | Sep 2021 | 35 |
| C103 | \$164,900 | 1/1 | \$254.5 | 648 | Jul 2020 | 6 |
| B125 | \$164,900 | 1/1 | \$254.5 | 648 | Jun 2020 | 24 |
| C102 | \$159,900 | 1/1 | \$246.8 | 648 | Feb 2020 | 158 |
| A216 | \$259,000 | 2/2 | \$256.4 | 1,010 | Dec 2019 | 116 |
| 4 | \$349,995 | 2/3 | \$244.8 | 1,430 | Dec 2019 | 226 |
| 5 | \$365,000 | 2/3 | \$258.0 | 1,415 | Aug 2019 | 47 |
| A125 | \$175,000 | 1/1 | \$270.1 | 648 | Sep 2018 | 118 |
| A220 | \$175,000 | 2/1 | \$203.3 | 861 | Jan 2018 | 10 |
| A215 | \$142,000 | 1/1 | \$219.1 | 648 | Feb 2016 | 10 |
| 13 | \$390,000 | 2/2 | \$216.7 | 1,800 | Dec 2014 | 73 |
| B125 | \$90,900 | 1/1 | \$140.3 | 648 | Oct 2014 | 36 |
| A224 | \$109,500 | 1/1 | \$169.0 | 648 | May 2014 | 127 |
| C216 | \$149,900 | 2/2 | \$148.4 | 1,010 | May 2014 | 38 |
| N/A | \$50,000 | 1/1 | \$77.2 | 648 | Mar 2014 | 518 |
| F101 | \$154,900 | 2/2 | \$153.4 | 1,010 | Jan 2014 | 29 |
| A220 | \$90,500 | 2/1 | \$105.1 | 861 | Jan 2013 | 53 |

Rented

LAST 20 PROPERTIES RENTED IN PARADISE AT DADELAND

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|-------|---------|------------|---------|------|-------------|----------------|
| A302 | \$2,000 | 1/1 | \$3.1 | 648 | Jan 2024 | 40 |
| B224 | \$1,900 | 2/1 | \$2.9 | 648 | Feb 2023 | 30 |
| A211 | \$1,750 | 1/1 | \$2.8 | 633 | Sep 2022 | 6 |
| A314 | \$1,850 | 1/1 | \$2.9 | 648 | Aug 2022 | 34 |
| B220 | \$2,000 | 2/1 | \$2.3 | 861 | Aug 2022 | 6 |
| C109 | \$1,800 | 2/1 | \$2.1 | 863 | Nov 2021 | 7 |
| A220 | \$1,550 | 2/1 | \$1.8 | 861 | Apr 2021 | 48 |
| C303 | \$1,299 | 1/1 | \$2.0 | 648 | Apr 2021 | 50 |
| B223 | \$1,250 | 1/1 | \$1.9 | 648 | Jan 2021 | 57 |
| A126 | \$1,250 | 1/1 | \$1.9 | 648 | Oct 2020 | 63 |
| C314 | \$1,325 | 1/1 | \$2.0 | 648 | Oct 2020 | 21 |
| C-310 | \$1,300 | 1/1 | \$2.0 | 648 | Sep 2020 | 40 |
| B224 | \$1,300 | 1/1 | \$2.0 | 648 | Jun 2020 | 10 |
| C303 | \$1,300 | 1/1 | \$2.0 | 648 | Mar 2020 | 11 |
| B227 | \$1,300 | 1/1 | \$2.0 | 648 | Nov 2019 | 13 |
| A-107 | \$1,600 | 2/1 | \$1.9 | 863 | Oct 2019 | 13 |
| B126 | \$1,400 | 1/1 | \$2.2 | 648 | Jul 2019 | 13 |
| B125 | \$1,350 | 1/1 | \$2.1 | 648 | Jun 2019 | 68 |
| A228 | \$1,300 | 1/1 | \$2.0 | 648 | Jun 2019 | 55 |
| C303 | \$1,250 | 1/1 | \$1.8 | 700 | Apr 2019 | 56 |