

Market Report

September, 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 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 paradisedadeland.com.

Property Stats

POSTAL CODE 33143

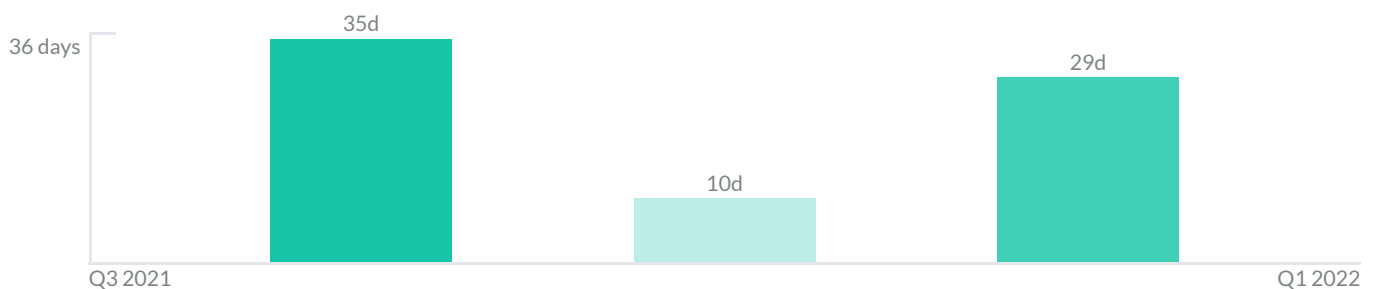
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

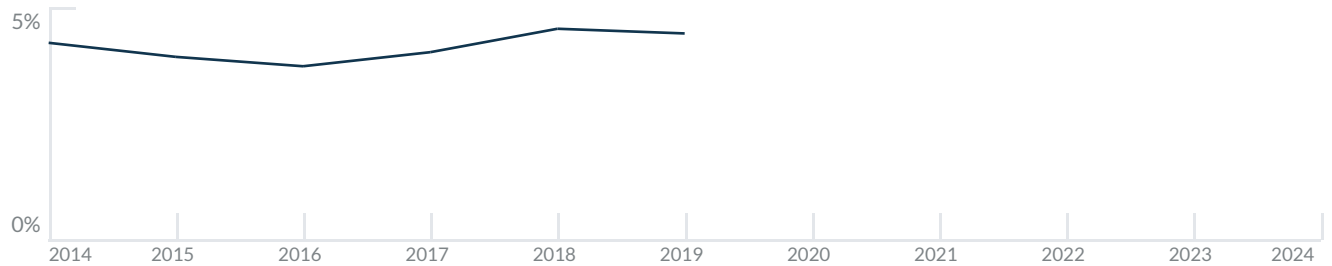


Mortgage Rates

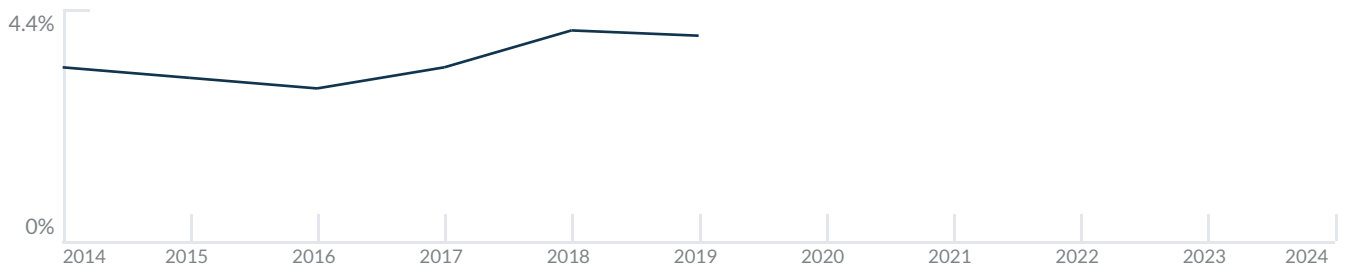
PER YEAR

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©

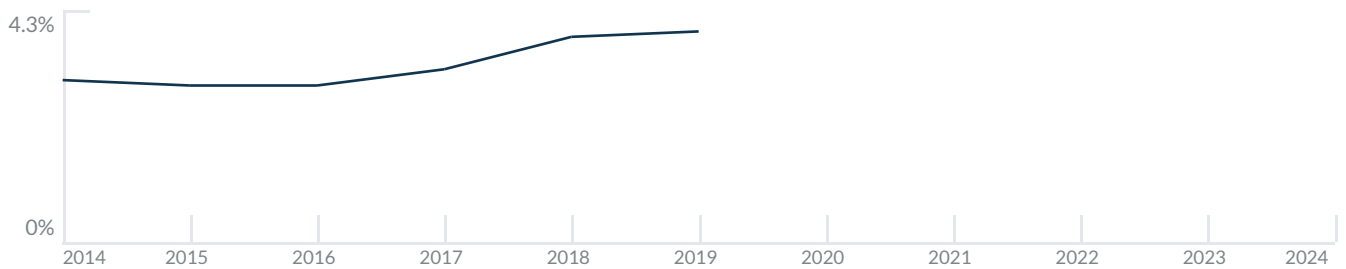
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

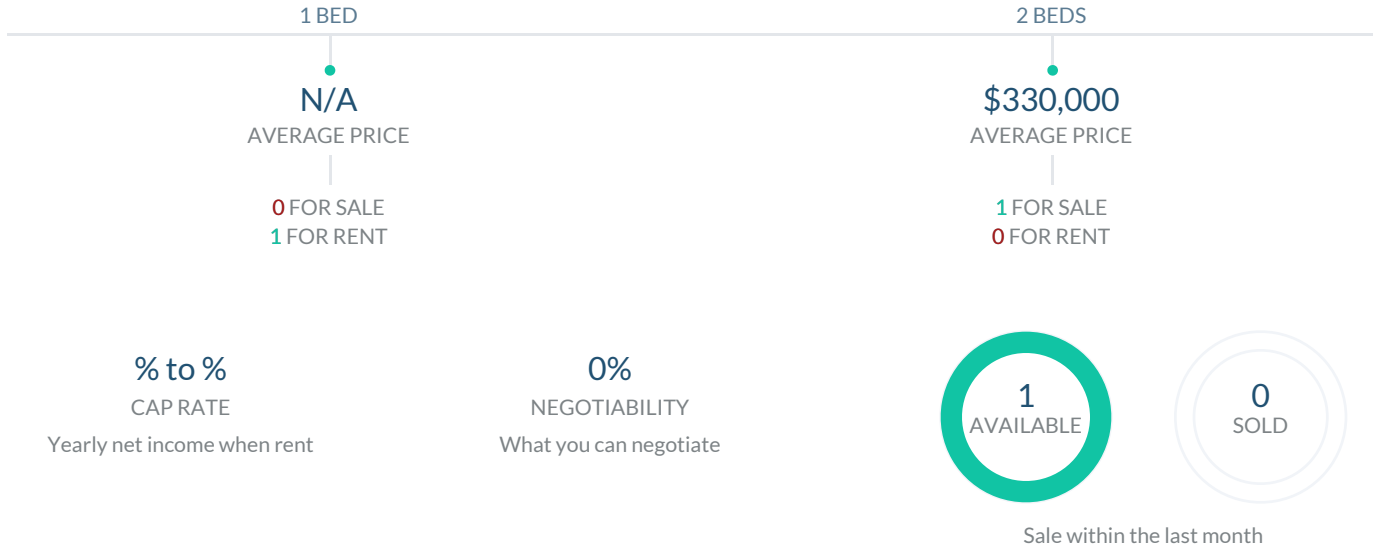
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

School Name	Elementary School	Middle School	High School
Somerset Academy	10/10		
Southampton Middle School		10/10	
Clayton Middle School		10/10	
Preparatory Academy			10/10

Insights

IN PARADISE AT DADELAND

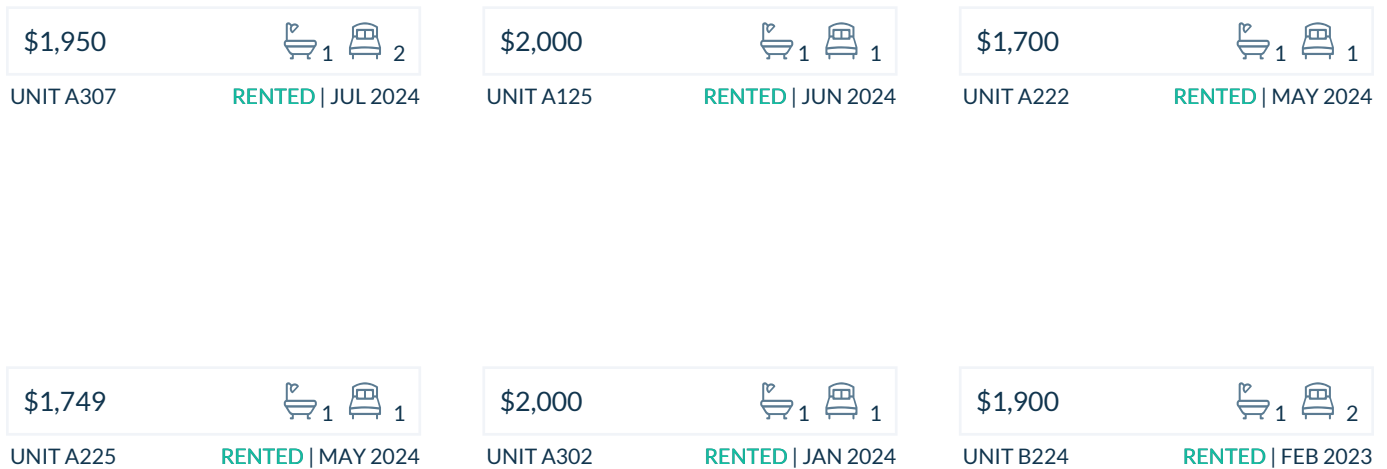
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Paradise at Dadeland



Sold

LAST 20 PROPERTIES SOLD IN PARADISE AT DADELAND

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
222	\$176,500	1/1	\$272.4	648	Mar 2022	55
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

Rented

LAST 20 PROPERTIES RENTED IN PARADISE AT DADELAND

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A307	\$1,950	2/1	\$2.3	863	Jul 2024	13
A125	\$2,000	1/1	\$3.1	648	Jun 2024	54
A222	\$1,700	1/1	\$2.6	648	May 2024	4
A225	\$1,749	1/1	\$2.7	648	Apr 2024	32
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A307	\$330,000	2/1	\$382.4	863	Jul 2024	ALAIN GONZ...
B224	\$1,850/mth	1/1	\$2.9	648	Aug 2024	GUSTAVO A C...