

# Market Report

July, 2020



## Dadeland Place

9143 SW 77th Ave  
Miami, FL 33156

Every month we compile this comprehensive market report focus on Dadeland Place 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 [dadelandplace.com](http://dadelandplace.com).

## Property Stats

POSTAL CODE 33156

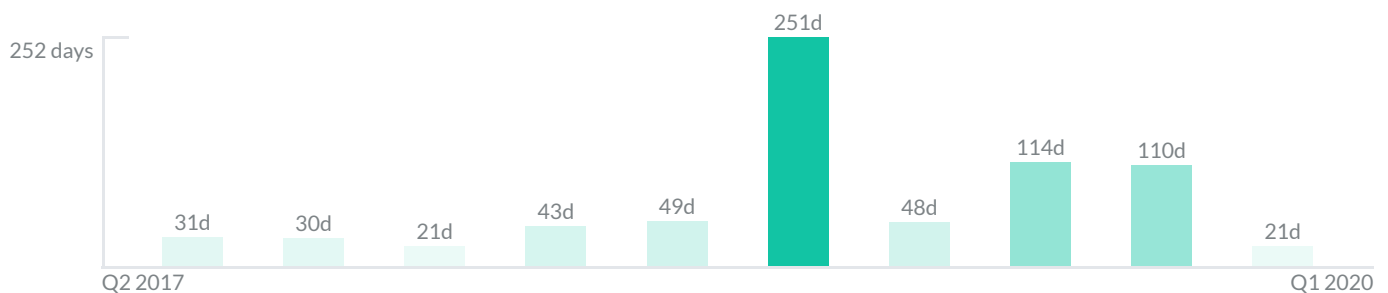
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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	Rating
Somerset Academy Elementary School	10/10
Southampton Middle School	10/10
Clarks Middle School	10/10
Preparatory Academy	10/10

# Insights

IN DADELAND PLACE

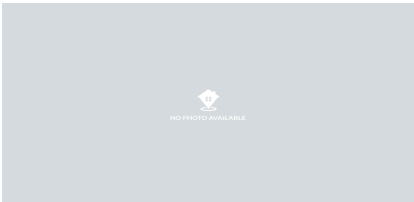





Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Dadeland Place

 <p>\$1,300</p> <p>UNIT B804</p> <p>RENTED   MAR 2020</p> <p>1 Bath 1 Bed</p>	 <p>\$1,775</p> <p>UNIT B102</p> <p>RENTED   MAR 2020</p> <p>2 Bath 3 Bed</p>	 <p>\$140,000</p> <p>UNIT B604</p> <p>SOLD   FEB 2020</p> <p>1 Bath 1 Bed</p>
 <p>\$1,400</p> <p>UNIT 105</p> <p>RENTED   JUN 2020</p> <p>1 Bath 1 Bed</p>	 <p>\$1,695</p> <p>UNIT B410</p> <p>RENTED   FEB 2020</p> <p>2 Bath 2 Bed</p>	 <p>\$1,200</p> <p>UNIT B106</p> <p>RENTED   FEB 2020</p> <p>1 Bath 1 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN DADELAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
B604	\$140,000	1/1	\$200.3	699	Feb 2020	21
202	\$229,000	3/2	\$189.3	1,210	Nov 2019	65
B609	\$199,900	3/2	\$165.9	1,205	Oct 2019	166
B301	\$174,900	2/2	\$163.0	1,073	Oct 2019	157
B207	\$144,900	1/1	\$207.3	699	Oct 2019	52
209	\$143,500	1/1	\$195.8	733	Sep 2019	143
B304	\$159,500	2/1	\$228.2	699	Sep 2019	188
411	\$129,900	1/1	\$183.2	709	Aug 2019	12
506	\$140,000	1/1	\$191.8	730	May 2019	9
C-507	\$149,900	1/1	N/A	N/A	May 2019	38
C604	\$140,000	1/1	\$200.3	699	May 2019	97
B108	\$178,900	2/2	\$148.5	1,205	Mar 2019	22
B101	\$174,900	2/2	\$163.0	1,073	Feb 2019	426
B101	\$174,900	2/2	\$163.0	1,073	Feb 2019	426
B707	\$129,900	1/1	\$185.8	699	Feb 2019	130
B105	\$119,000	1/1	\$170.2	699	Dec 2018	17
C606	\$145,000	1/1	\$207.4	699	Nov 2018	49
C507	\$109,900	1/1	\$157.2	699	Nov 2018	21
B504	\$144,000	1/1	\$206.0	699	Oct 2018	50
B405	\$159,500	1/1	N/A	N/A	Oct 2018	110

## Rented

LAST 20 PROPERTIES RENTED IN DADELAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
B804	\$1,300	1/1	\$1.7	761	Mar 2020	8
B102	\$1,775	3/2	\$1.5	1,205	Mar 2020	85
105	\$1,400	1/1	\$1.9	730	Feb 2020	162
B410	\$1,695	2/2	\$1.6	1,073	Jan 2020	54
B106	\$1,200	1/1	\$1.7	699	Jan 2020	48
B604	\$1,350	1/1	\$1.9	699	Jan 2020	38
C807	\$1,350	1/1	\$1.8	761	Jan 2020	99
B405	\$1,375	1/1	\$2.0	699	Dec 2019	22
B607	\$1,375	1/1	\$2.0	699	Dec 2019	37
B207	\$1,450	1/1	\$2.1	699	Nov 2019	45
B803	\$1,650	3/2	\$1.3	1,230	Nov 2019	8
C707	\$1,200	1/1	\$1.7	699	Oct 2019	24
C-505	\$1,290	1/1	\$1.8	699	Sep 2019	81
B304	\$1,395	2/1	\$2.0	699	Aug 2019	48
C308	\$1,775	3/2	\$1.4	1,230	Aug 2019	108
103	\$1,200	1/1	\$1.7	725	Aug 2019	28
302	\$1,750	3/2	\$1.4	1,210	Aug 2019	66
B705	\$1,350	1/1	\$1.9	699	Aug 2019	67
113	\$1,250	1/1	\$1.9	666	Jul 2019	25
107	\$1,325	1/1	\$1.8	730	Jul 2019	42

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
B202	\$229,900	3/2	\$190.8	1205	Jun 2020	ROBERT CUR...
B108	\$234,999	3/2	\$195.0	1205	Jun 2020	N/A
B109	\$1,695/mth	3/2	\$1.4	1205	Jun 2020	LUIS BETHEN...
B210	\$1,600/mth	2/2	\$1.5	1073	Feb 2020	N/A
B408	\$1,700/mth	2/2	\$1.4	1230	Jun 2020	N/A
B207	\$169,095	1/1	\$241.9	699	Jun 2020	N/A
B806	\$1,400/mth	1/1	\$1.8	800	Jun 2020	N/A