

Market Report

May, 2021



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.

Property Stats

POSTAL CODE 33156

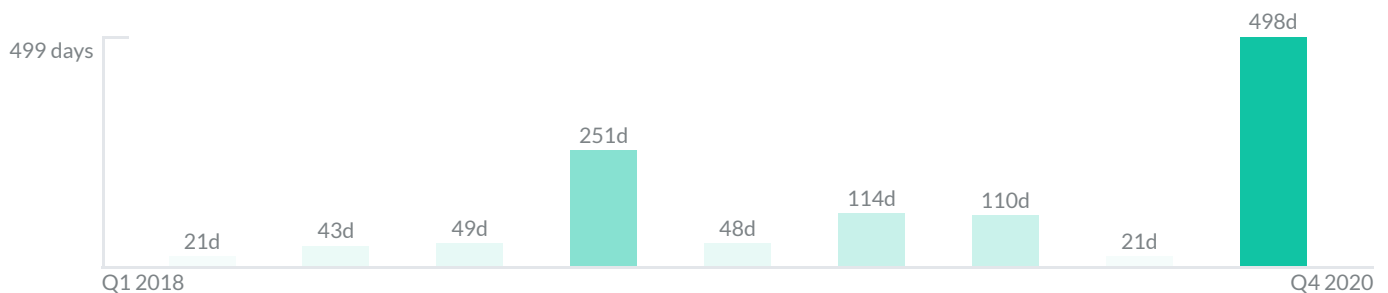
The property stats graph represents the median price evolution since ten years in your postal code area.



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

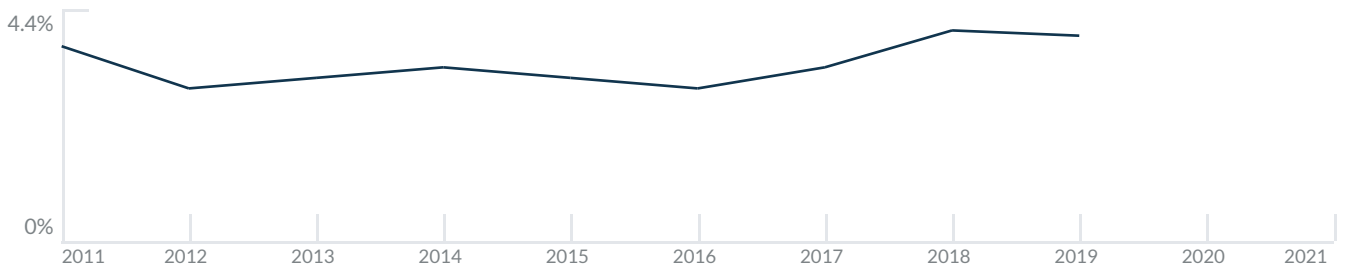
PER YEAR

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©

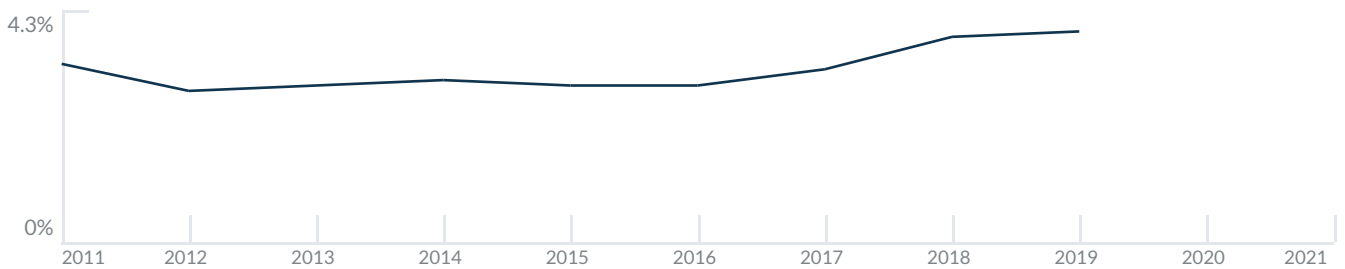
30 YEARS FIXED 4.4%



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
Stables Preparatory Academy	10/10

Insights

IN DADELAND PLACE

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

2 BEDS

\$205,000
AVERAGE PRICE

1 FOR SALE
1 FOR RENT

6.4% to 6.4%

CAP RATE

Yearly net income when rent

1.8%

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 Dadeland Place



\$1,650



UNIT B302

RENTED | MAR 2021

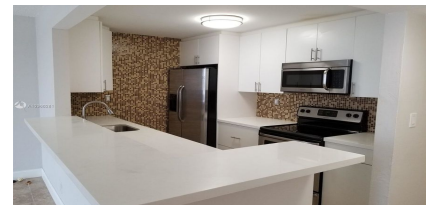


\$1,350



UNIT B604

RENTED | FEB 2021

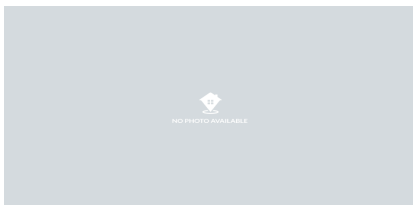


\$1,325



UNIT B607

RENTED | JAN 2021



\$1,275



UNIT B706

RENTED | FEB 2021

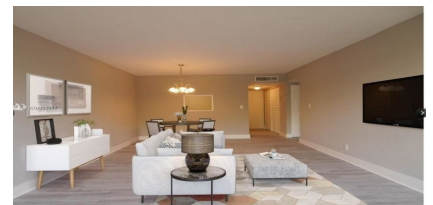


\$1,700



UNIT B802

RENTED | FEB 2021



\$1,350



UNIT B207

RENTED | FEB 2021

Sold

LAST 20 PROPERTIES SOLD IN DADELAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
B202	\$229,900	3/2	\$190.8	1,205	Oct 2020	498
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

Rented

LAST 20 PROPERTIES RENTED IN DADELAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
B302	\$1,650	3/2	\$1.4	1,205	Mar 2021	13
B604	\$1,350	1/1	\$1.9	699	Feb 2021	48
B607	\$1,325	1/1	\$1.9	699	Jan 2021	56
B706	\$1,275	1/1	\$1.8	699	Jan 2021	2
B802	\$1,700	3/2	\$1.3	1,274	Dec 2020	48
B207	\$1,350	1/1	\$1.9	699	Dec 2020	85
B108	\$1,700	3/2	\$1.4	1,205	Dec 2020	122
B204	\$1,250	1/1	\$1.8	699	Oct 2020	44
B410	\$1,700	2/2	\$1.6	1,073	Sep 2020	10
B408	\$1,700	2/2	\$1.4	1,230	Aug 2020	121
B806	\$1,400	1/1	\$1.8	800	Jun 2020	36
B301	\$1,600	2/2	\$1.5	1,073	May 2020	138
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
B210	\$205,000	2/2	\$191.1	1073	Apr 2021	N/A
B304	\$1,395/mth	2/1	\$2.0	699	Apr 2021	N/A