

Market Report

March, 2022



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

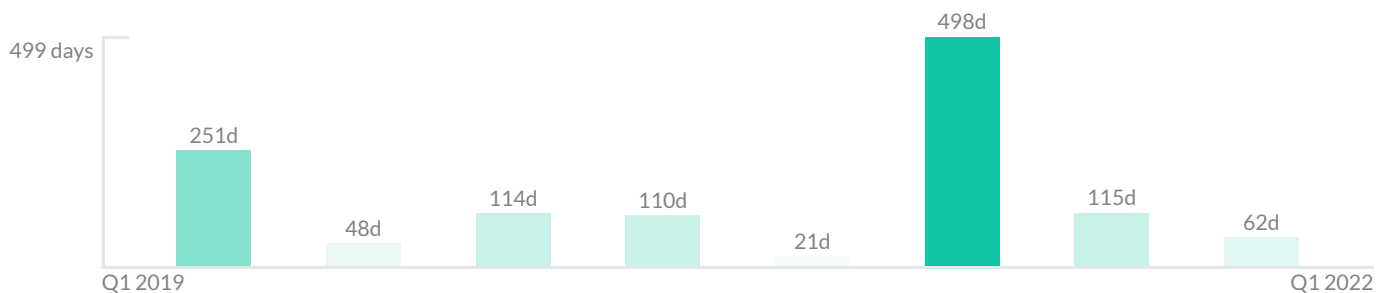
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

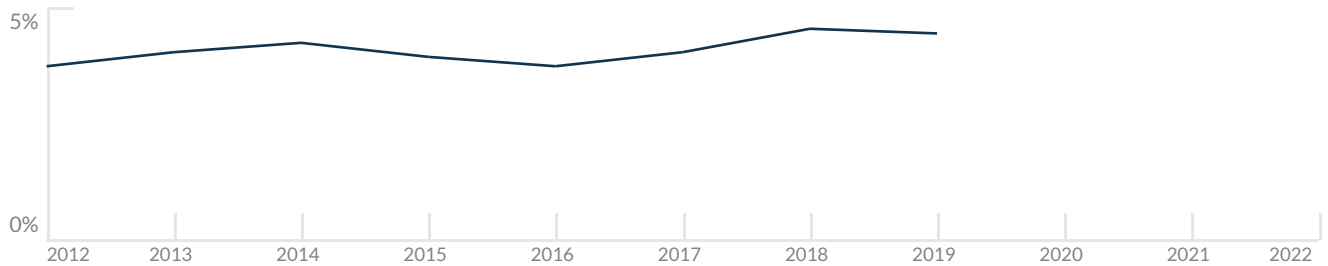


Mortgage Rates

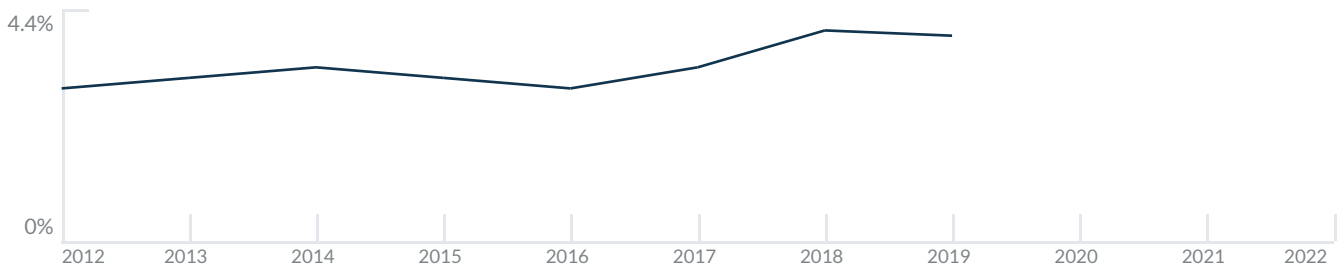
PER YEAR

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©

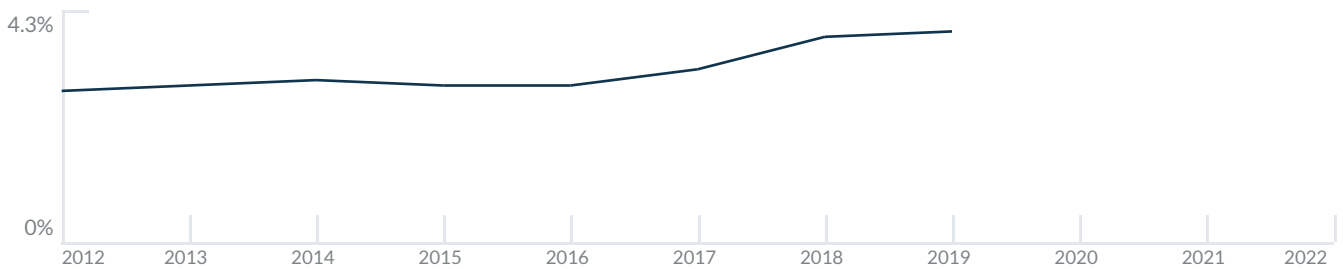
30 YEARS FIXED 4.4%



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
Clarks Middle School	10/10
Preparatory Academy	10/10

Insights

IN DADELAND PLACE

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

% to %

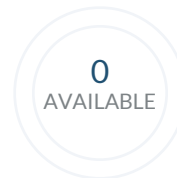
CAP RATE

Yearly net income when rent

0.4%

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



\$265,000



UNIT B108

SOLD | FEB 2022



\$1,625



UNIT B107

RENTED | FEB 2022

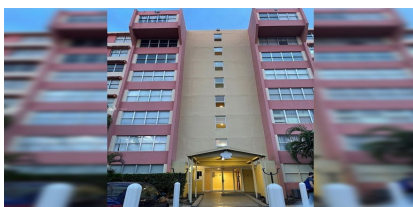


\$1,600



UNIT C807

RENTED | FEB 2022



\$2,400



UNIT B502

RENTED | NOV 2021

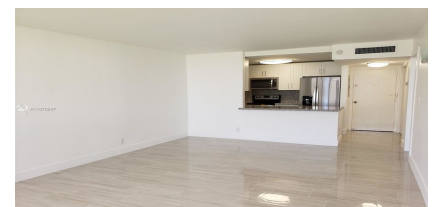


\$1,700



UNIT B710

RENTED | NOV 2021



\$1,450



UNIT B707

RENTED | SEP 2021

Sold

LAST 20 PROPERTIES SOLD IN DADELAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
B108	\$265,000	3/2	\$219.9	1,205	Jan 2022	62
B502	\$199,900	3/2	\$165.9	1,205	Jul 2021	37
B210	\$205,000	2/2	\$191.1	1,073	Jul 2021	192
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

Rented

LAST 20 PROPERTIES RENTED IN DADELAND PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
B107	\$1,625	1/1	\$2.3	699	Jan 2022	11
C807	\$1,600	1/1	\$2.1	761	Jan 2022	26
B502	\$2,400	3/2	\$2.0	1,205	Nov 2021	33
B710	\$1,700	2/2	\$1.6	1,073	Nov 2021	4
B707	\$1,450	1/1	\$2.1	699	Sep 2021	6
B405	\$1,500	1/1	\$2.1	699	Sep 2021	297
B102	\$2,100	3/2	\$1.7	1,205	Sep 2021	71
B301	\$1,750	2/2	\$1.6	1,073	Aug 2021	29
B304	\$1,395	1/1	\$2.0	699	Jul 2021	61
B106	\$1,300	1/1	\$1.9	699	Jul 2021	23
B702	\$1,800	3/2	\$1.5	1,205	Apr 2021	29
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