

Market Report

December, 2023



Venetian Palms Dadeland

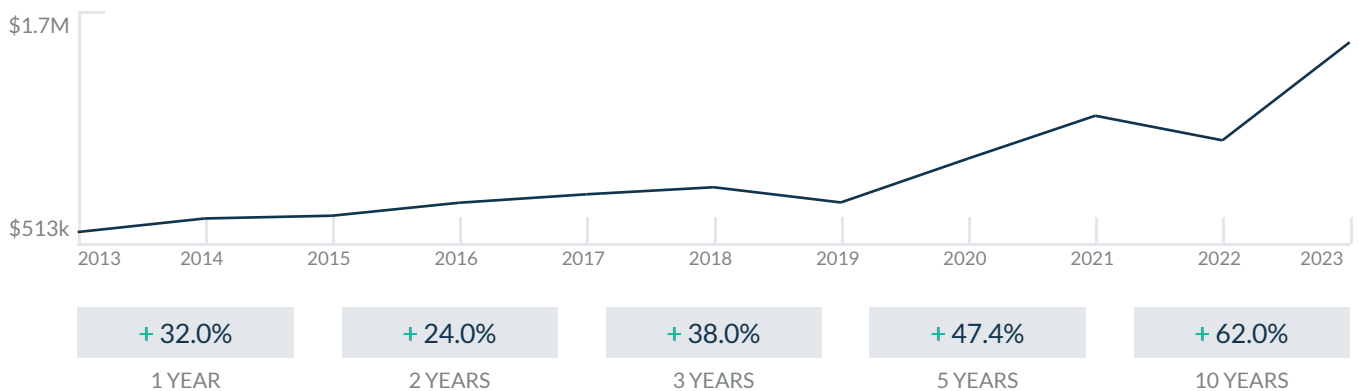
7969 SW 104th St
Kendall, FL 33156

Every month we compile this comprehensive market report focus on Venetian Palms 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 venetianpalmsdadeland.com.

Property Stats

POSTAL CODE 33156

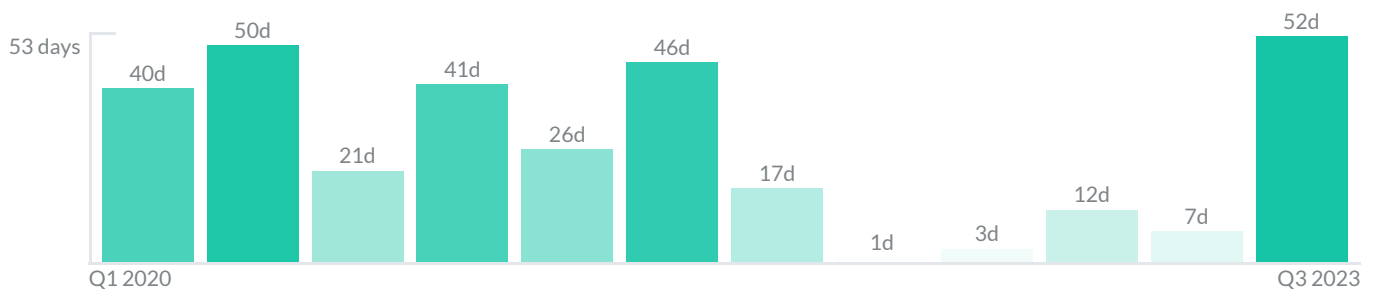
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

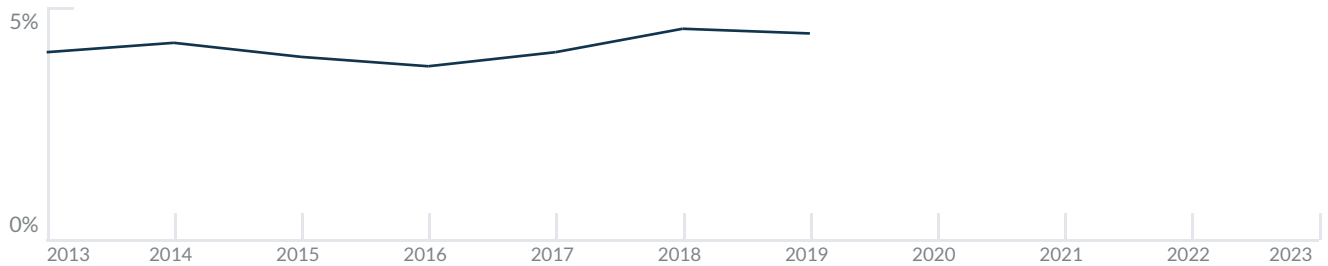


Mortgage Rates

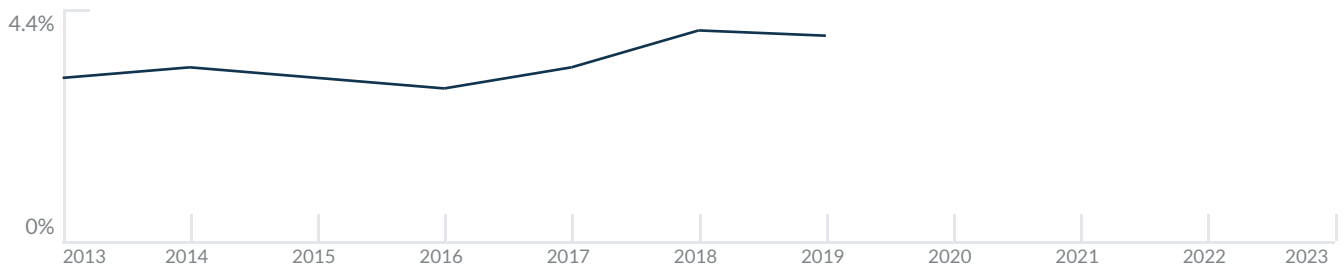
PER YEAR

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©

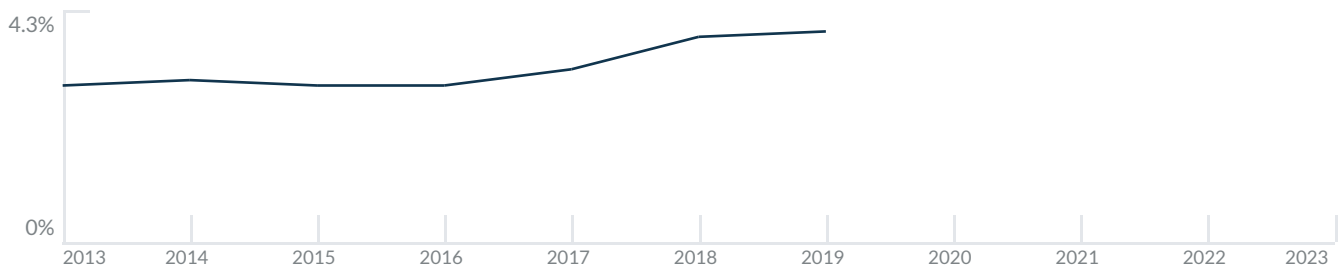
30 YEARS FIXED 4.4%



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©

ELEMENTARY SCHOOL
Miami Palmetto Senior High School
7/10

MIDDLE SCHOOL
South Miami Middle School
10/10

HIGH SCHOOL
Miami Killian Senior High School
6/10

Insights

IN VENETIAN PALMS DADELAND

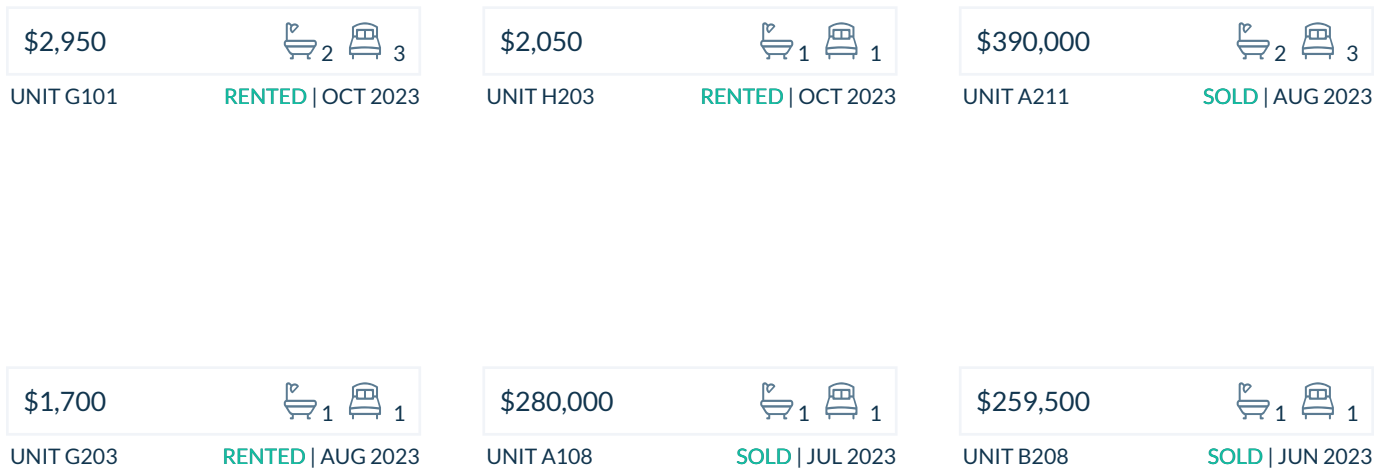
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Venetian Palms Dadeland



Sold

LAST 20 PROPERTIES SOLD IN VENETIAN PALMS DADELAND

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A211	\$390,000	3/2	\$307.3	1,269	Aug 2023	52
A108	\$280,000	1/1	\$327.9	854	Jun 2023	9
B208	\$259,500	1/1	\$303.9	854	Jun 2023	6
C205	\$305,000	2/2	\$269.2	1,133	May 2023	6
E205	\$275,000	2/1	\$269.6	1,020	Mar 2023	6
207-E	\$250,000	1/1	\$292.7	854	Feb 2023	8
207F	\$250,000	1/1	\$292.7	854	Jan 2023	21
A106	\$249,900	1/1	\$292.6	854	Aug 2022	2
F214	\$205,000	1/1	\$240.0	854	Jul 2022	3
D207	\$214,000	2/1	\$209.8	1,020	May 2022	1
E213	\$190,000	1/1	\$222.5	854	Mar 2022	5
B202	\$218,780	2/1	\$214.5	1,020	Jan 2022	28
D214	\$229,900	2/2	\$202.9	1,133	Dec 2021	46
F211	\$180,000	1/1	\$210.8	854	Sep 2021	34
D204	\$212,000	2/2	\$187.1	1,133	Aug 2021	59
G101	\$269,000	3/2	\$212.0	1,269	Aug 2021	4
C205	\$238,000	2/2	\$210.1	1,133	Aug 2021	2
E204	\$220,000	2/1	\$215.7	1,020	Aug 2021	9
209	\$175,000	1/1	\$204.9	854	Jul 2021	50
105C	\$205,000	2/2	\$180.9	1,133	Jun 2021	114

Rented

LAST 20 PROPERTIES RENTED IN VENETIAN PALMS DADELAND

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
G101	\$2,950	3/2	\$2.3	1,269	Oct 2023	66
H203	\$2,050	1/1	\$2.4	854	Oct 2023	55
G203	\$1,700	1/1	\$2.0	854	Jul 2023	5
D111	\$2,795	2/2	\$2.5	1,133	Jun 2023	32
A107	\$2,185	1/1	\$2.6	854	Apr 2023	19
G105	\$1,900	1/1	\$2.2	854	Apr 2023	7
B202	\$2,200	2/1	\$2.2	1,020	Mar 2023	4
202-D	\$2,900	3/2	\$2.3	1,269	Dec 2022	21
G207	\$1,900	1/1	\$2.2	854	Oct 2022	34
C205	\$3,000	2/2	\$2.6	1,133	Aug 2022	8
A108	\$2,000	1/1	\$2.3	854	Aug 2022	6
E209	\$1,600	1/1	\$1.9	854	Apr 2022	1
E205	\$1,900	2/1	\$1.9	1,020	Mar 2022	8
B202	\$2,050	2/1	\$2.0	1,020	Feb 2022	9
113G	\$1,800	2/2	\$1.6	1,133	Jan 2022	2
202-D	\$2,500	3/2	\$2.0	1,269	Jan 2022	7
A205	\$1,850	1/1	\$2.2	854	Jan 2022	2
201-E	\$2,000	3/2	\$1.6	1,269	Dec 2021	5
103-D	\$2,000	2/2	\$1.8	1,133	Sep 2021	5
208-F	\$1,500	1/1	\$1.8	854	Sep 2021	13

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$250,000	1/1	\$292.7	854	Jan 2023	N/A
G206	\$259,999	1/1	\$304.4	854	Apr 2023	PEDRO JOSE...
A209	\$2,000/mth	1/1	\$2.3	854	May 2023	NORLLET MA...
A211	\$2,800/mth	3/2	\$2.2	1269	Jul 2023	PATRICK DEL...
102F	\$3,000/mth	3/2	\$2.4	1269	Nov 2023	
213-G	\$2,500/mth	2/2	\$2.2	1133	Mar 2023	FRANCISCO J...