

Market Report

March, 2020



Courtyards at Kendall

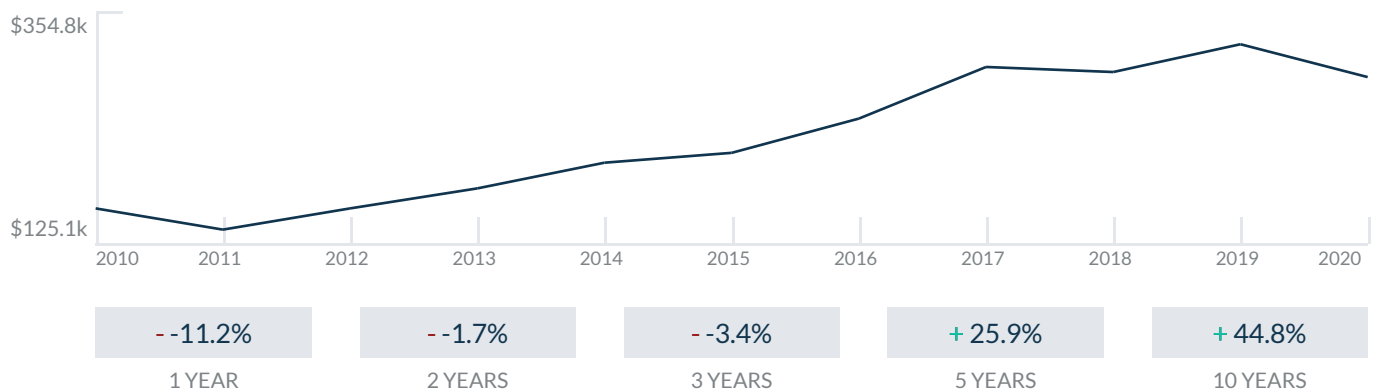
8650 SW 109th Ave
Miami, FL 33173

Every month we compile this comprehensive market report focus on Courtyards at Kendall 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 courtyardsatkendallcondosforsale.com.

Property Stats

POSTAL CODE 33173

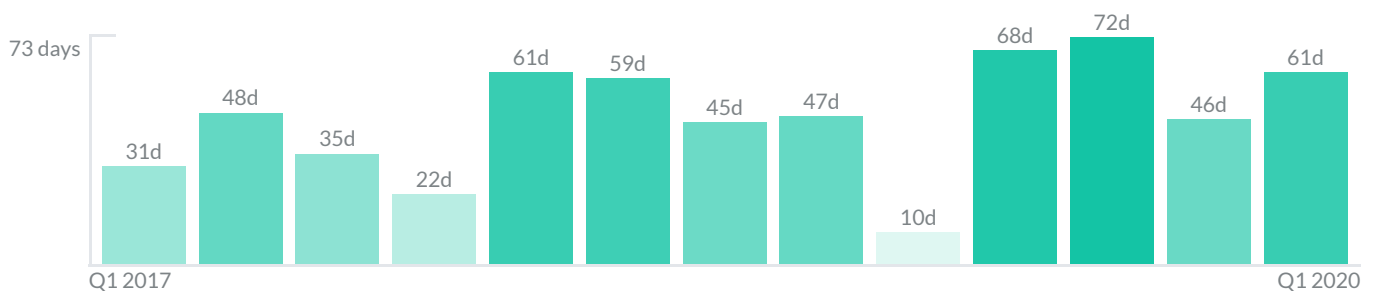
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

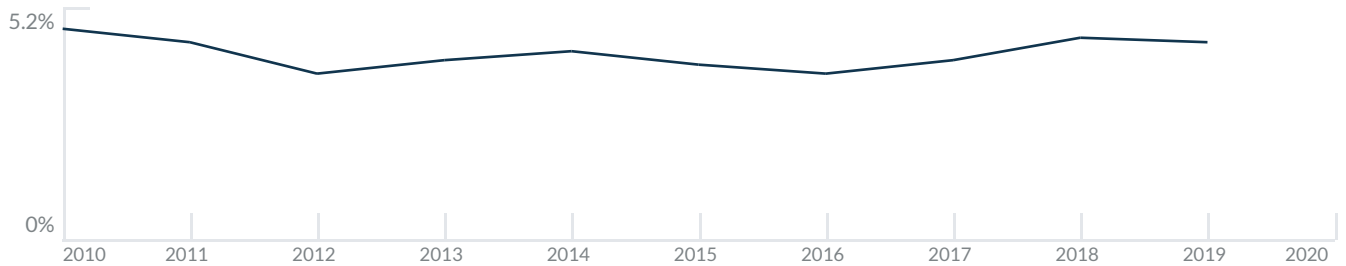


Mortgage Rates

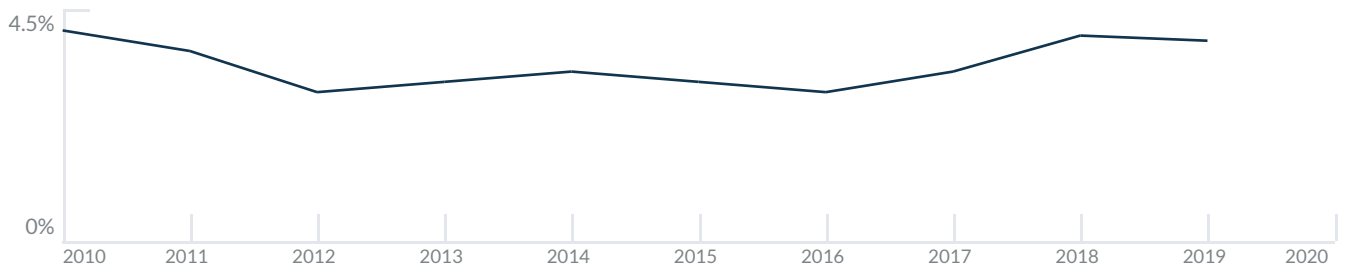
PER YEAR

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

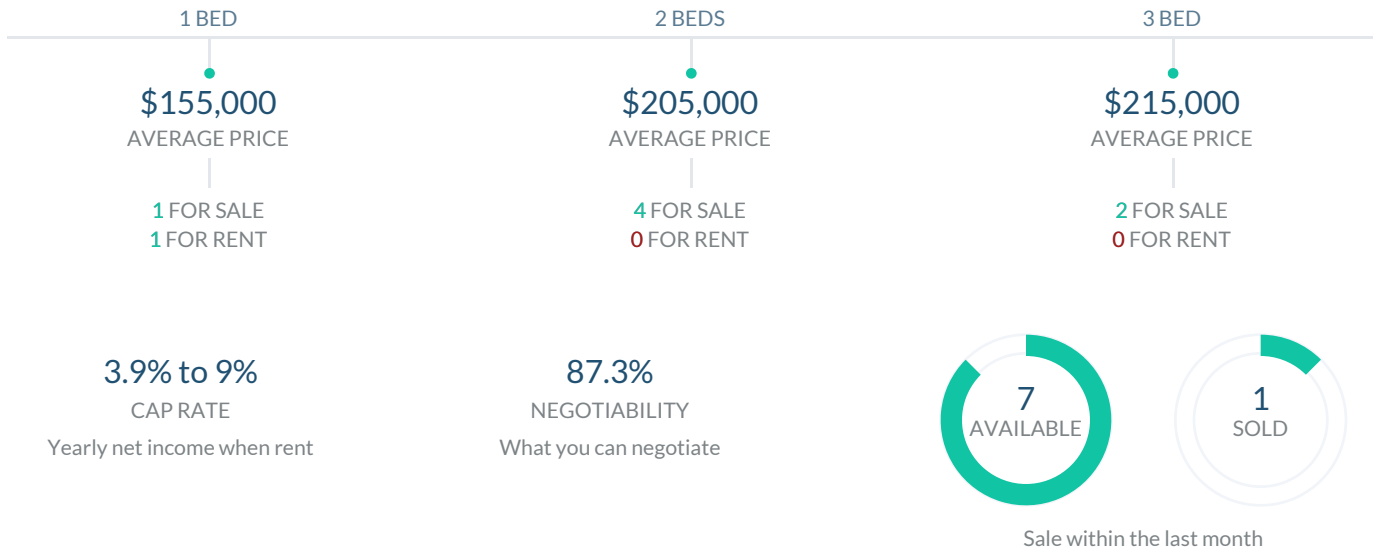
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
School For Advanced Studies - Archimede	an Middle Conservatory	Terreya Environmental Research Institute
10/10	10/10	10/10

Insights

IN COURTYARDS AT KENDALL

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 Courtyards at Kendall

<p>\$1,550</p> <p>UNIT I-9</p> <p>RENTED FEB 2020</p> <p>2 Bath 2 Bed</p>	<p>\$149,900</p> <p>UNIT 4-228</p> <p>SOLD FEB 2020</p> <p>2 Bath 1 Bed</p>	<p>\$1,750</p> <p>UNIT 3-223</p> <p>RENTED FEB 2020</p> <p>3 Bath 2 Bed</p>
<p>\$1,300</p> <p>UNIT 4-226</p> <p>RENTED FEB 2020</p> <p>2 Bath 1 Bed</p>	<p>\$1,650</p> <p>UNIT Q-4</p> <p>RENTED FEB 2020</p> <p>2 Bath 2 Bed</p>	<p>\$174,900</p> <p>UNIT 3-120</p> <p>SOLD FEB 2020</p> <p>2 Bath 2 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN COURTYARDS AT KENDALL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4-228	\$149,900	1/2	\$187.1	801	Feb 2020	57
3-120	\$174,900	2/2	\$194.1	901	Jan 2020	65
3-223	\$169,990	2/3	\$149.1	1,140	Dec 2019	68
314	\$215,000	2/2	\$173.1	1,242	Dec 2019	107
W6	\$195,000	2/2	\$161.8	1,205	Nov 2019	3
8525	\$224,900	2/3	\$227.9	987	Nov 2019	53
5-227	\$149,000	1/2	\$186.0	801	Oct 2019	17
202	\$184,000	2/2	\$147.6	1,247	Oct 2019	23
112C	\$190,000	2/2	\$192.7	986	Oct 2019	32
217M	\$195,000	2/2	\$197.8	986	Oct 2019	65
4-212	\$219,900	3/4	\$142.3	1,545	Sep 2019	215
401	\$229,000	2/2	\$183.6	1,247	Sep 2019	9
220	\$149,000	1/2	\$160.2	930	Sep 2019	100
306	\$175,000	2/2	\$171.6	1,020	Sep 2019	45
X-10	\$157,000	1/1	\$221.4	709	Aug 2019	48
J-B	\$169,990	2/1	\$212.8	799	Aug 2019	13
108-1	\$215,000	3/3	\$144.3	1,490	Aug 2019	132
419	\$178,000	2/2	\$156.6	1,137	Aug 2019	91
221	\$149,000	1/2	\$160.2	930	Aug 2019	9
415	\$178,000	2/2	\$156.6	1,137	Jul 2019	70

Rented

LAST 20 PROPERTIES RENTED IN COURTYARDS AT KENDALL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
I-9	\$1,550	2/2	\$1.7	920	Feb 2020	207
3-223	\$1,750	2/3	\$1.5	1,140	Feb 2020	39
4-226	\$1,300	1/2	\$1.4	901	Feb 2020	112
Q-4	\$1,650	2/2	\$1.4	1,205	Feb 2020	148
S2	\$1,200	1/1	\$2.2	555	Jan 2020	111
P-11	\$1,300	1/1	\$1.8	709	Jan 2020	96
5-114	\$1,750	3/2	\$1.2	1,405	Dec 2019	47
U-6	\$1,200	1/1	\$2.2	555	Nov 2019	120
3-203	\$1,300	2/2	\$1.4	901	Nov 2019	10
C30	\$1,200	1/1	\$1.9	630	Nov 2019	127
T5	\$1,550	2/1	\$1.8	840	Nov 2019	62
S-15	\$1,250	1/1	\$1.8	709	Nov 2019	56
X-10	\$1,250	1/1	\$1.8	709	Nov 2019	28
L-9	\$1,600	2/2	\$1.7	955	Oct 2019	4
425	\$1,350	1/2	\$1.3	1,050	Oct 2019	17
O5	\$1,450	2/2	N/A	N/A	Oct 2019	25
D-15	\$1,250	1/1	\$2.3	555	Oct 2019	73
8581	\$1,550	2/3	\$1.6	987	Oct 2019	21
214A	\$1,600	2/2	\$1.6	986	Oct 2019	105
H9	\$1,550	2/2	\$1.7	920	Oct 2019	63

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
E9	\$1,200/mth	1/1	\$2.0	615	Feb 2020	HAMILCAR ZE...
M4	\$225,000	3/2	\$176.5	1275	Feb 2020	ALBERTO E F...
4-224	\$204,500	2/3	\$179.4	1140	Feb 2020	WILLIAM VEL...
6-112	\$205,000	3/2	\$142.2	1442	Feb 2020	KUONG IONG...
6-205	\$155,000	1/2	\$193.5	801	Feb 2020	ANDRES BEN...
409	\$220,000	2/3	\$191.3	1150	Feb 2020	DANNY ALBE...
417	\$220,000	2/2	\$177.1	1242	Feb 2020	CAROLINA JA...
430	\$175,000	2/3	\$152.2	1150	Feb 2020	PENG ZHANG...