



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 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 courtyardsatkendallcondosforsale.com.

Property Stats

POSTAL CODE 33173

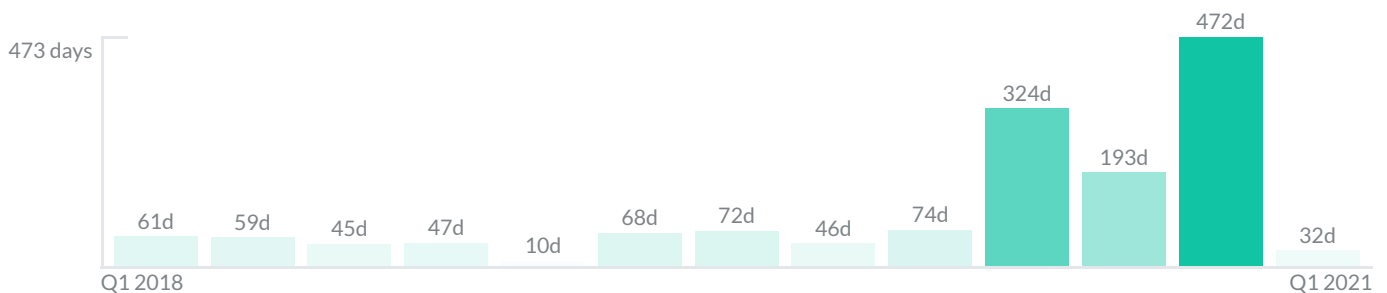
The property stats graph represents the median price evolution since ten years in your postal code area.



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

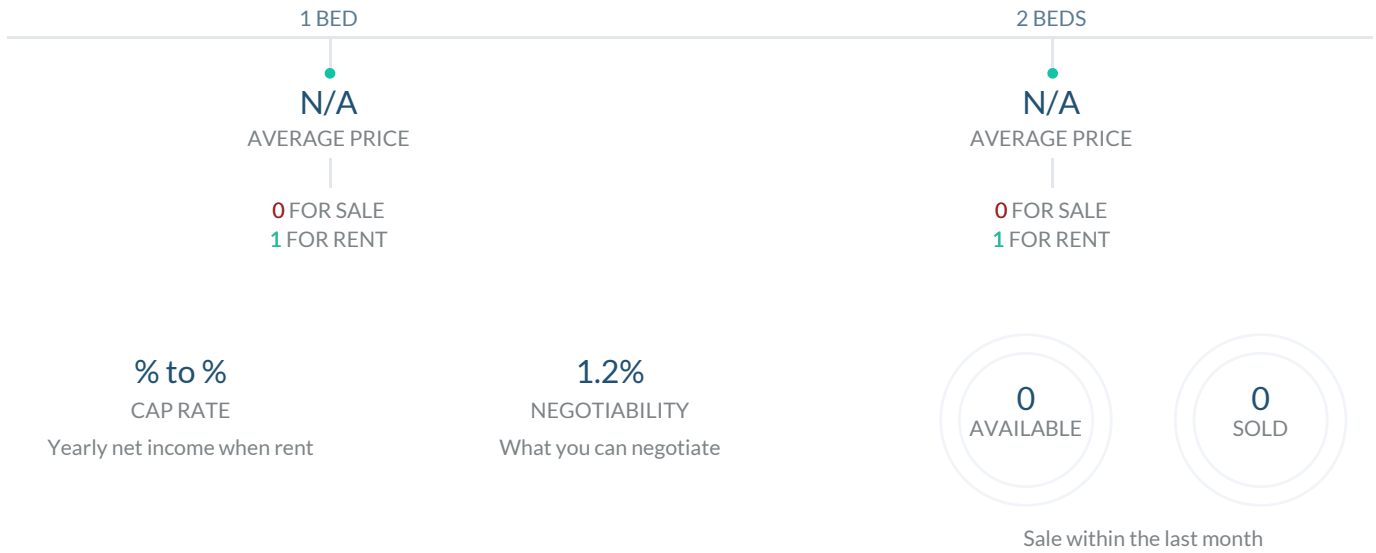
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

Insights

IN COURTYARDS AT KENDALL

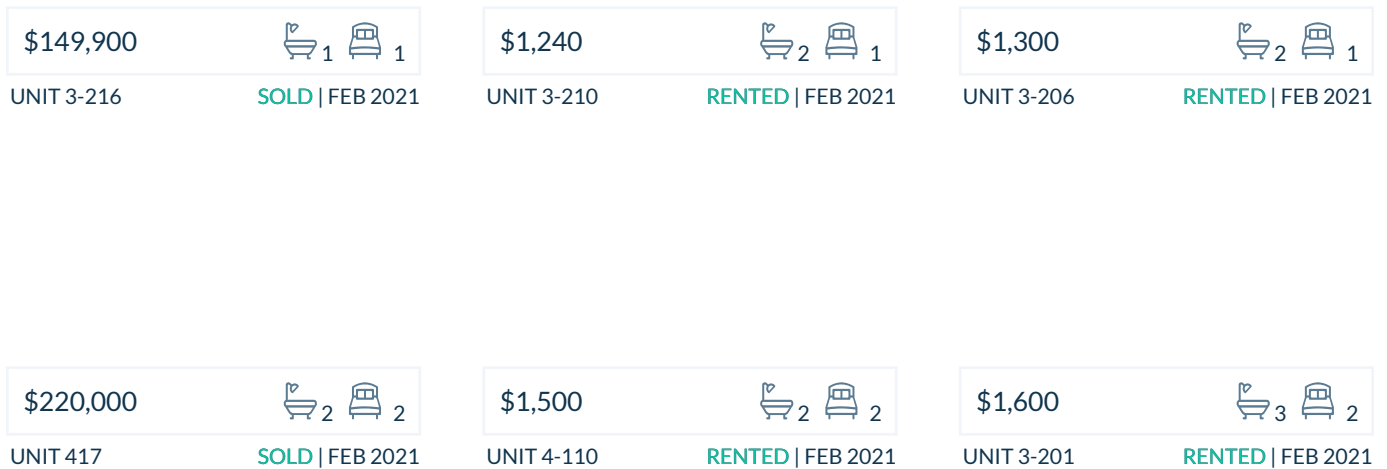
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Courtyards at Kendall



Sold

LAST 20 PROPERTIES SOLD IN COURTYARDS AT KENDALL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3-216	\$149,900	1/1	\$187.1	801	Feb 2021	32
417	\$220,000	2/2	\$177.1	1,242	Nov 2020	472
409	\$220,000	2/3	\$191.3	1,150	Jul 2020	348
3-112	\$172,000	3/2	\$119.3	1,442	Jul 2020	103
4-224	\$173,500	2/3	\$152.2	1,140	Jul 2020	128
430	\$175,000	2/3	\$152.2	1,150	Apr 2020	324
6-112	\$205,000	3/2	\$142.2	1,442	Feb 2020	100
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

Rented

LAST 20 PROPERTIES RENTED IN COURTYARDS AT KENDALL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3-210	\$1,240	1/2	\$1.5	801	Jan 2021	50
3-206	\$1,300	1/2	\$1.4	901	Dec 2020	21
4-110	\$1,500	2/2	\$1.6	945	Sep 2020	91
3-201	\$1,600	2/3	\$1.4	1,140	Aug 2020	3
4-206	\$1,250	1/2	\$1.4	901	Jun 2020	5
4-204	\$1,200	1/2	\$1.5	801	Jun 2020	17
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3-216	\$1,300/mth	1/2	\$1.6	801	Mar 2021	
3-212	\$1,600/mth	2/3	\$1.4	1140	Mar 2021	N/A