

Market Report

August, 2024



Kind David Towers

3411 Indian Creek Dr
Miami Beach, FL 33140

Every month we compile this comprehensive market report focus on Kind David Towers 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 kingdavidtowers.com.

Property Stats

POSTAL CODE 33140

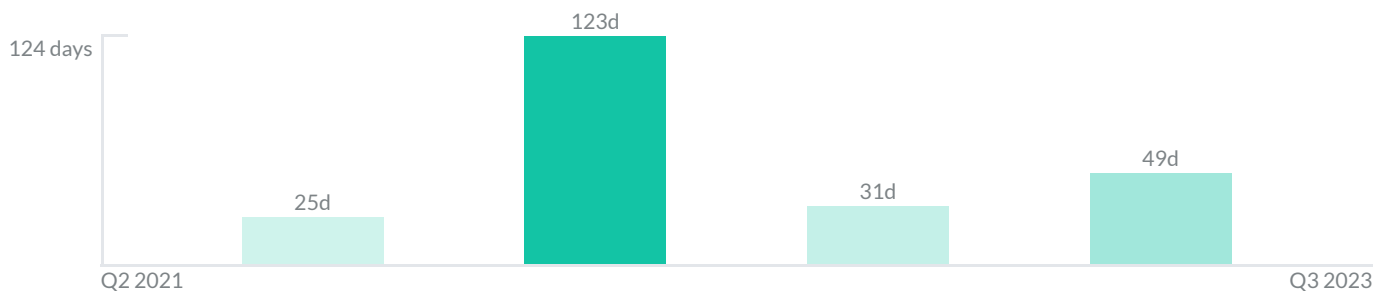
The property stats graph represents the median price evolution since ten years in your postal code area.



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

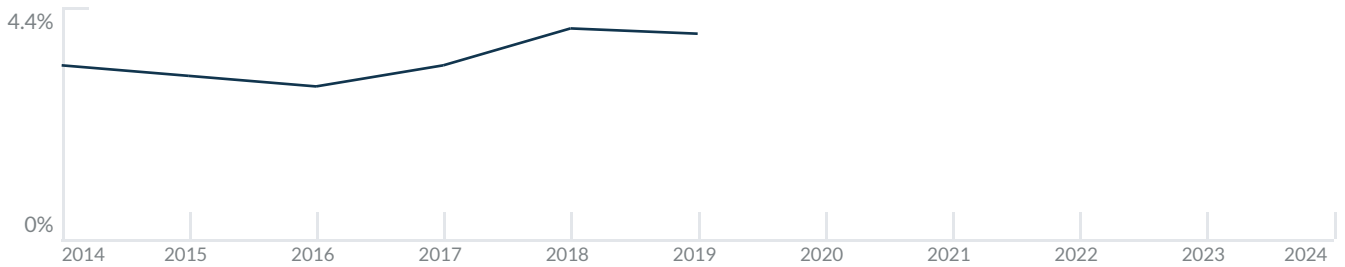
PER YEAR

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©

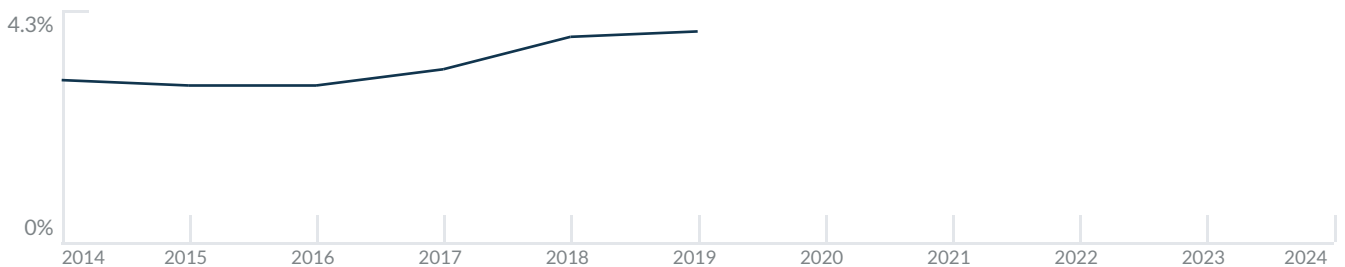
30 YEARS FIXED 4.4%



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 TYPE	SCHOOL NAME	RATING
ELEMENTARY SCHOOL	School For Advanced Studies	10/10
MIDDLE SCHOOL	De Hostos Youth Leadership Charter School	1/10
HIGH SCHOOL	Artistic Culture Senior High School	10/10

Insights

IN KIND DAVID TOWERS

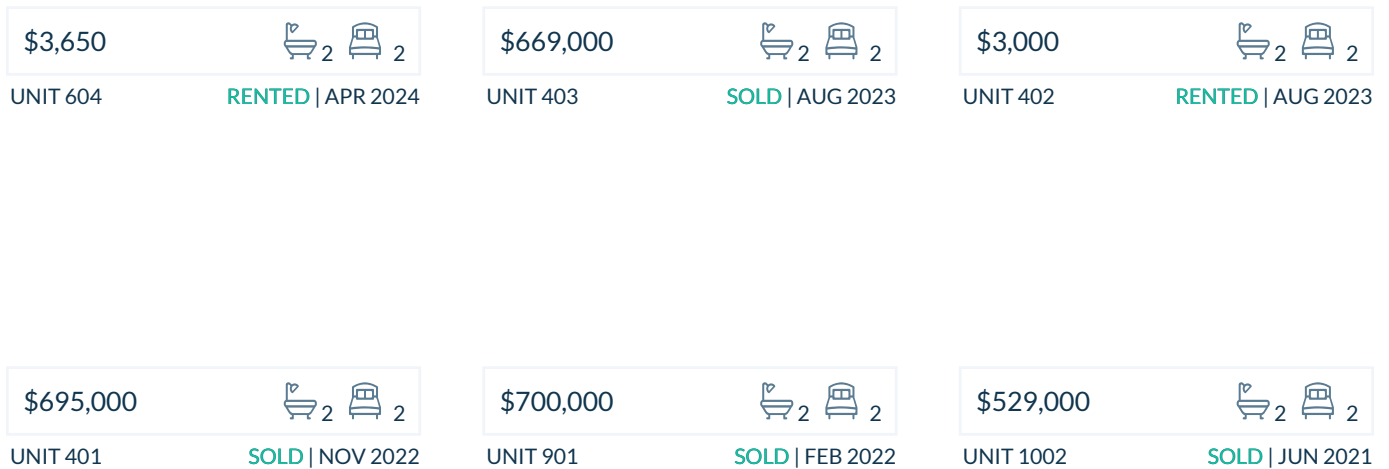
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Kind David Towers



Sold

LAST 20 PROPERTIES SOLD IN KIND DAVID TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
403	\$669,000	2/2	\$655.9	1,020	Aug 2023	49
401	\$695,000	2/2	\$579.2	1,200	Jun 2022	31
901	\$700,000	2/2	\$583.3	1,200	Dec 2021	123
1002	\$529,000	2/2	\$518.6	1,020	Jun 2021	61
904	\$649,000	2/2	\$540.8	1,200	Jun 2021	7
1104	\$899,000	2/2	\$749.2	1,200	May 2021	7
401	\$365,000	2/2	\$304.2	1,200	Sep 2020	347
1302	\$475,000	2/2	\$465.7	1,020	Aug 2020	50
1103	\$449,000	2/2	\$440.2	1,020	Sep 2019	13
506	\$325,000	2/2	\$283.1	1,148	May 2019	247
501	\$489,000	2/2	\$407.5	1,200	Apr 2018	216
501	\$489,000	2/2	\$407.5	1,200	Apr 2018	216
1204	\$3,000	2/2	\$2.5	1,200	Feb 2018	267
1101	\$373,700	2/2	\$311.4	1,200	Aug 2014	35
1101	\$373,700	2/2	\$311.4	1,200	Aug 2014	35
703	\$325,000	1/2	\$318.6	1,020	Sep 2013	26
703	\$325,000	1/2	\$318.6	1,020	Sep 2013	26
1103	\$379,900	2/2	\$372.5	1,020	Apr 2013	152
1103	\$379,900	2/2	\$372.5	1,020	Apr 2013	152
N/A	\$399,000	2/2	\$332.5	1,200	Apr 2013	188

Rented

LAST 20 PROPERTIES RENTED IN KIND DAVID TOWERS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
604	\$3,650	2/2	\$3.0	1,200	Apr 2024	69
402	\$3,000	2/2	\$2.9	1,020	Aug 2023	2
1101	\$3,450	2/2	\$2.9	1,200	Apr 2021	29
1102	\$2,450	2/2	\$2.4	1,020	Mar 2021	7
901	\$3,000	2/2	\$2.5	1,200	Jan 2021	104
901	\$3,000	2/2	\$2.5	1,200	Nov 2019	260
1002	\$2,360	2/2	\$2.3	1,020	May 2019	24
1304	\$2,800	2/2	\$2.3	1,200	Feb 2019	19
1102	\$2,450	2/2	\$2.4	1,020	Jan 2018	60
1102	\$2,450	2/2	\$2.4	1,020	Jan 2018	60
1002	\$2,480	2/2	\$2.4	1,020	Jan 2017	41
1002	\$2,480	2/2	\$2.4	1,020	Jan 2017	41
1102	\$2,500	2/2	\$2.5	1,020	Jan 2017	116
1102	\$2,500	2/2	\$2.5	1,020	Jan 2017	116
503	\$2,400	2/2	\$2.4	1,020	Oct 2016	22
503	\$2,400	2/2	\$2.4	1,020	Oct 2016	22
N/A	\$10,000	5/5	\$2.2	4,639	Oct 2016	82
1301	\$2,950	2/2	\$2.5	1,200	Jun 2016	22
1301	\$2,950	2/2	\$2.5	1,200	Jun 2016	22
402	\$2,400	2/2	\$2.4	1,020	Mar 2016	38

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH So...	\$1,900,000	4/3	\$775.5	2450	Jun 2024	TRADEWINDS...
402	\$739,000	2/2	\$724.5	1020	Apr 2024	N/A
601	\$3,450/mth	2/2	\$2.9	1200	Jul 2024	ABRAHAM G...
701	\$799,000	2/2	\$665.8	1200	Jan 2024	MOSES SCHLE...
1002	\$5,000/mth	2/2	\$4.9	1020	Mar 2024	N/A
1002	\$799,000	2/2	\$783.3	1020	Jun 2024	N/A
1002	\$759,000	2/2	\$744.1	1020	Jul 2024	N/A
1401	\$990,000	2/2	\$825.0	1200	Jul 2024	TICHRI LLC C/...