



## Peninsula at Intl Gardens

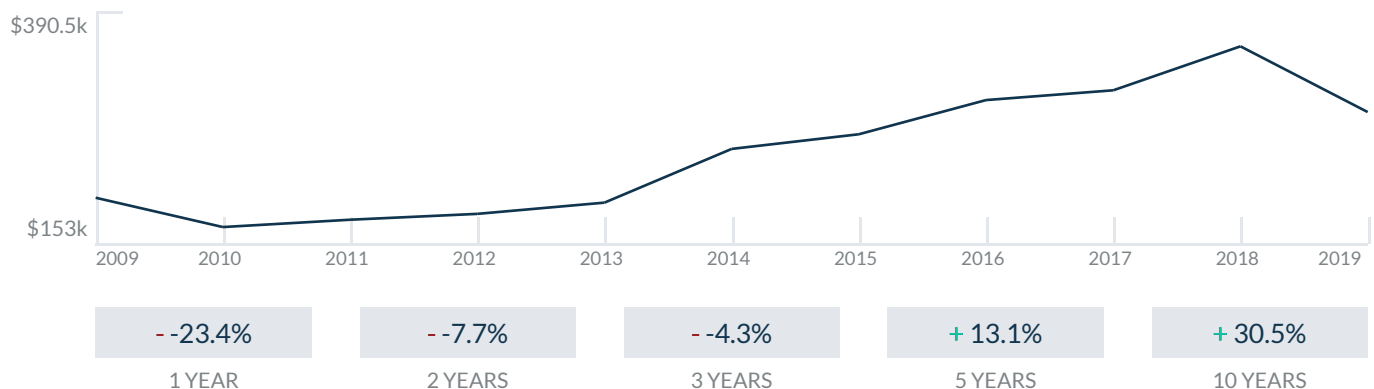
1300 SW 122ND AVE  
Miami, FL 33184

Every month we compile this comprehensive market report focus on Peninsula at Intl Gardens 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 [peninsulaatintlgardens.com](http://peninsulaatintlgardens.com).

### Property Stats

POSTAL CODE 33184

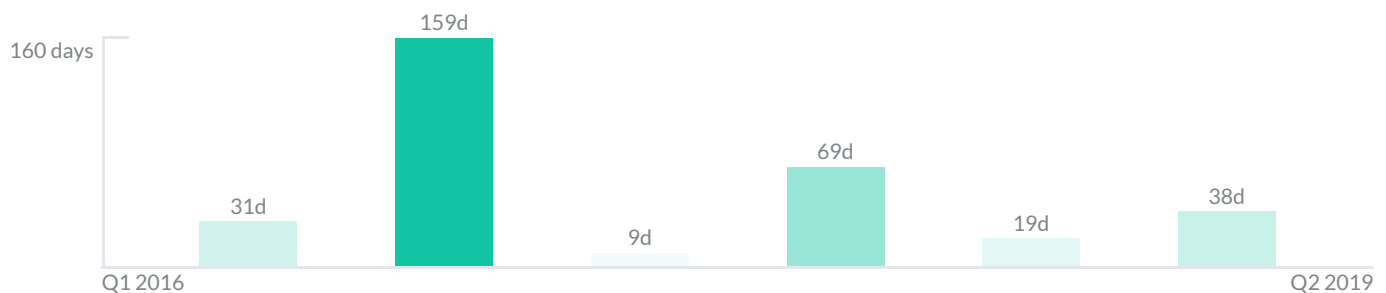
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

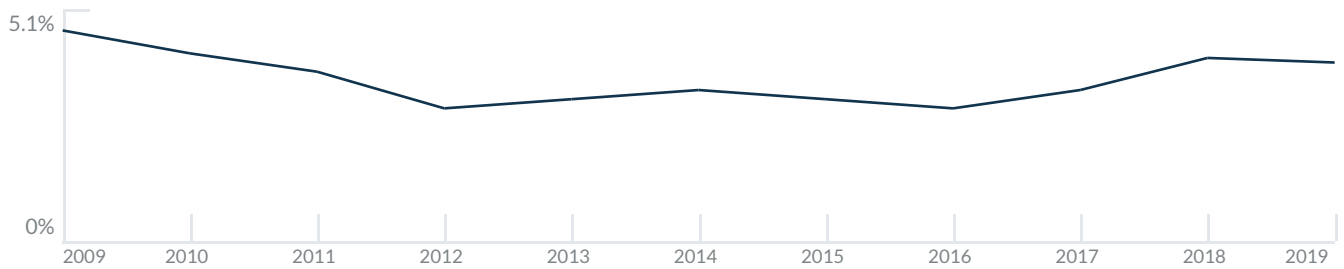
PER YEAR

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  
Pinecrest Academy (North Campus)  
10/10

MIDDLE SCHOOL  
Ruben Dario Middle School  
4/10

HIGH SCHOOL  
Miami Dade Christian Academy  
NR

# Insights

IN PENINSULA AT INTL GARDENS

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

2 BEDS  
**\$236,000**  
 AVERAGE PRICE  
 5 FOR SALE  
 2 FOR RENT

3 BED  
**\$270,000**  
 AVERAGE PRICE  
 3 FOR SALE  
 2 FOR RENT

**3.8% to 8%**  
 CAP RATE  
 Yearly net income when rent

**2.4%**  
 NEGOTIABILITY  
 What you can negotiate

**8**  
 AVAILABLE

**0**  
 SOLD

Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Peninsula at Intl Gardens

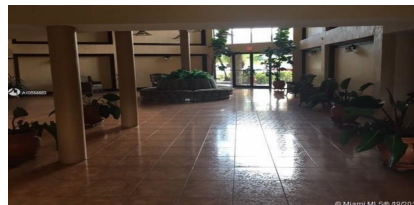


\$292,000



UNIT

**SOLD** | FEB 2019



\$175,000



UNIT 409-2

**SOLD** | DEC 2018

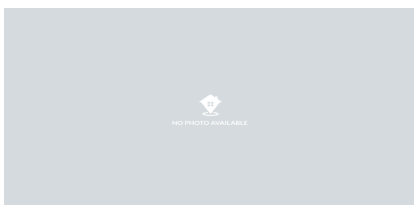


\$1,600



UNIT 321

**RENTED** | NOV 2018

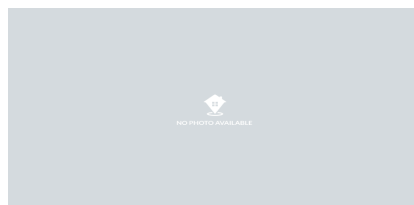


\$2,050



UNIT 3-7-B1

**RENTED** | JAN 2018

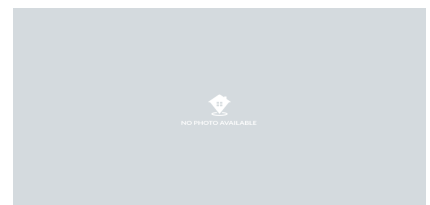


\$260,000



UNIT 1620

**SOLD** | NOV 2017



\$215,000



UNIT 207

**SOLD** | DEC 2017

## Sold

LAST 20 PROPERTIES SOLD IN PENINSULA AT INTL GARDENS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
N/A	\$292,000	3/2	\$199.0	1,467	Apr 2019	38
409-2	\$175,000	2/2	\$149.6	1,170	Feb 2019	19
1620	\$260,000	3/2	\$209.2	1,243	Dec 2017	13
207	\$215,000	3/2	\$189.1	1,137	Nov 2017	124
304-2	\$149,910	2/2	\$166.6	900	Dec 2016	14
104-2	\$154,900	2/2	\$172.1	900	Nov 2016	5
2402	\$145,000	1/1	\$192.1	755	Nov 2016	8
2303	\$185,900	3/2	\$147.8	1,258	Sep 2016	159
102	\$141,500	2/2	\$120.9	1,170	Mar 2016	26
202	\$145,600	2/2	\$128.1	1,137	Mar 2016	33
G108	\$164,900	2/2	\$156.0	1,057	Feb 2016	35
401	\$152,000	2/2	\$129.9	1,170	Jul 2015	36
N/A	\$214,900	3/2	\$116.8	1,840	Jun 2015	7
N/A	\$125,000	2/2	\$106.8	1,170	Jun 2015	26
A-11	\$137,000	2/2	\$124.5	1,100	May 2015	90
8-C	\$172,000	3/2	\$121.1	1,420	May 2015	3
107-P	\$135,000	2/2	\$105.1	1,284	Feb 2015	0
3308	\$79,900	1/1	\$105.8	755	Sep 2014	63
117	\$139,000	2/2	\$118.8	1,170	Sep 2014	32
1330	\$115,000	2/2	\$112.4	1,023	Sep 2014	17

## Rented

LAST 20 PROPERTIES RENTED IN PENINSULA AT INTL GARDENS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
321	\$1,600	2/2	\$1.4	1,170	Nov 2018	14
3-7-B1	\$2,050	3/2	\$1.5	1,377	Jan 2018	11
321	\$1,550	2/2	\$1.3	1,170	Jul 2017	6
3205	\$1,300	2/2	\$1.4	936	Jan 2014	10
410-2	\$1,250	2/2	\$1.4	900	Nov 2013	20
N/A	\$1,590	3/2	\$0.9	1,840	Aug 2013	47
K105	\$1,675	3/2	\$1.1	1,464	Apr 2013	55
25D	\$1,950	4/2	\$1.1	1,840	Apr 2013	35
N/A	\$2,050	4/3	\$1.0	2,050	Feb 2013	23
N/A	\$1,350	3/2	\$0.9	1,472	Dec 2010	128
405-D	\$1,100	2/2	\$1.0	1,137	Nov 2010	79
1-16	\$1,400	3/2	\$1.1	1,313	Oct 2010	17
1408	\$900	1/1	\$1.2	755	Jul 2010	34
204	\$1,250	2/1	\$1.3	1,000	Apr 2010	13
209	\$1,250	2/2	\$1.2	1,084	Apr 2010	71
412	\$1,200	2/2	\$1.0	1,170	Mar 2010	37
207-2	\$1,250	2/2	\$1.1	1,170	Mar 2010	23
N/A	\$1,400	3/2	\$1.1	1,313	Feb 2010	28
8-C	\$1,550	3/2	\$1.1	1,420	Feb 2010	38
N/A	\$1,650	3/2	\$1.1	1,508	Feb 2010	26

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$289,000	2/2	\$284.2	1017	Dec 2018	N/A
B-22	\$278,000	2/2	\$169.5	1640	Apr 2019	N/A
N/A	\$1,950/mth	3/2	\$1.7	1149	Apr 2019	N/A
A-9	\$286,000	3/2	\$201.4	1420	Apr 2019	N/A
2-16	\$235,000	3/2	\$179.0	1313	Apr 2019	N/A
22-E	\$290,000	3/3	\$176.8	1640	Jan 2019	N/A
103	\$212,000	2/2	\$186.5	1137	Feb 2019	N/A
106-Y	\$239,000	2/2	\$186.1	1284	May 2019	N/A
110	\$162,000	2/2	\$138.5	1170	May 2019	N/A
312	\$1,750/mth	3/2	\$1.5	1168	May 2019	N/A
407-2	\$1,650/mth	2/2	\$1.4	1170	May 2019	N/A
416-2	\$1,600/mth	2/2	\$1.4	1170	May 2019	N/A