

# Market Report

February, 2025



## Dixie Grove Residences

2630 SW 28th St  
Miami, FL 33133

Every month we compile this comprehensive market report focus on Dixie Grove Residences 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 [dixiegrovecondosforsale.com](https://dixiegrovecondosforsale.com).

## Property Stats

POSTAL CODE 33133

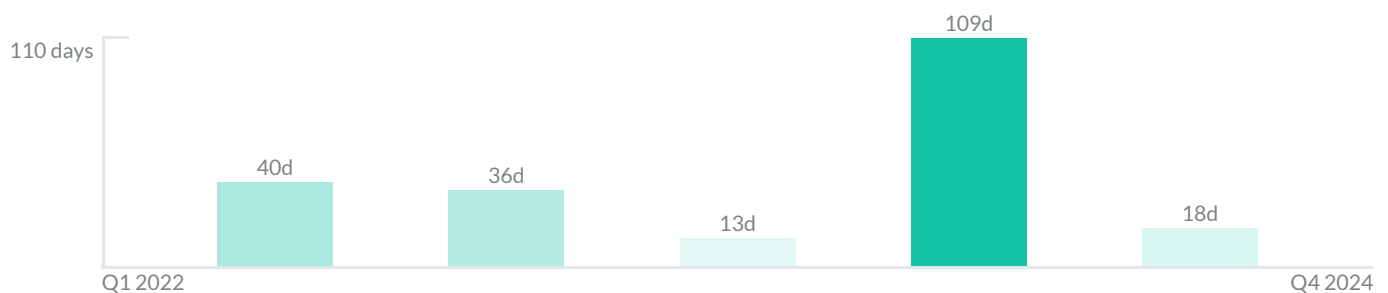
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!



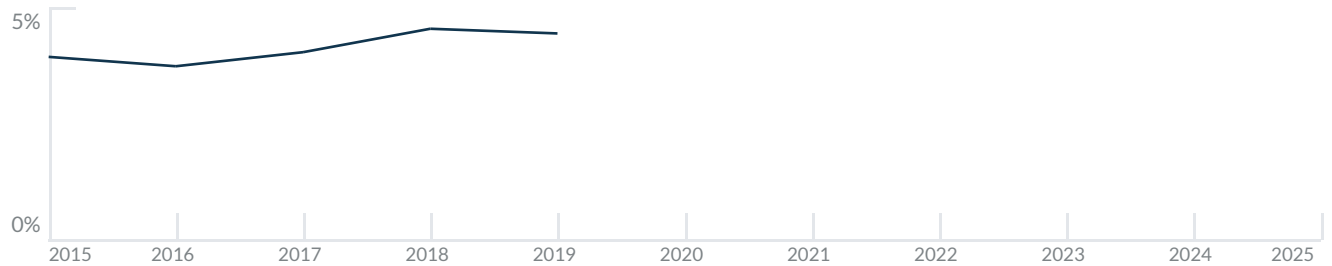
# Mortgage Rates

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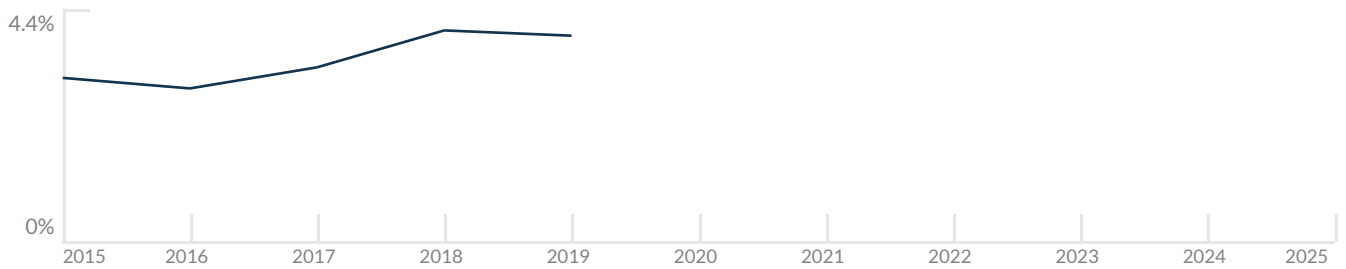
PER YEAR

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©

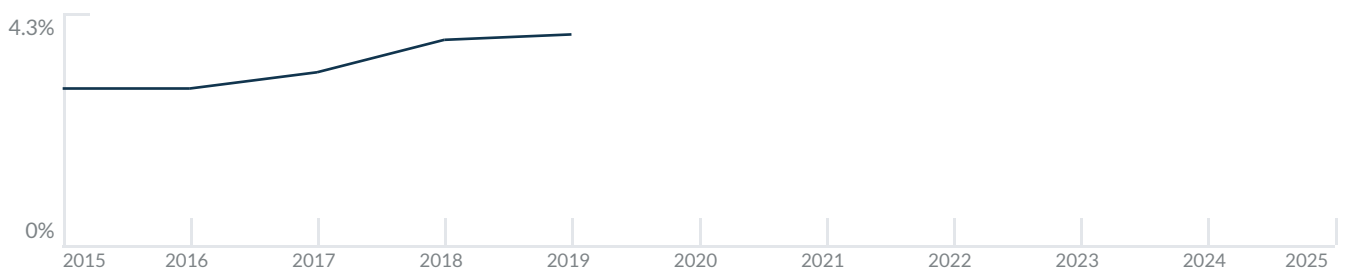
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

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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  
Alpha Charter Of Excellence  
1/10

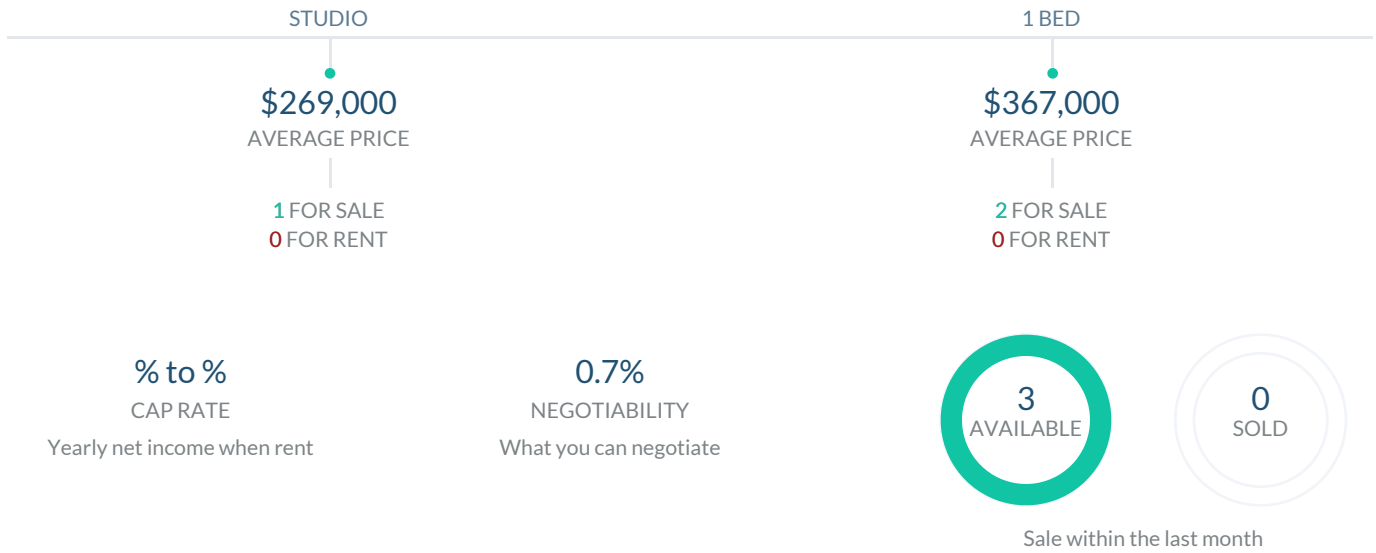
MIDDLE SCHOOL  
George Washington Carver Middle School  
10/10

HIGH SCHOOL  
Academy Of Arts & Minds  
4/10

# Insights

IN DIXIE GROVE RESIDENCES

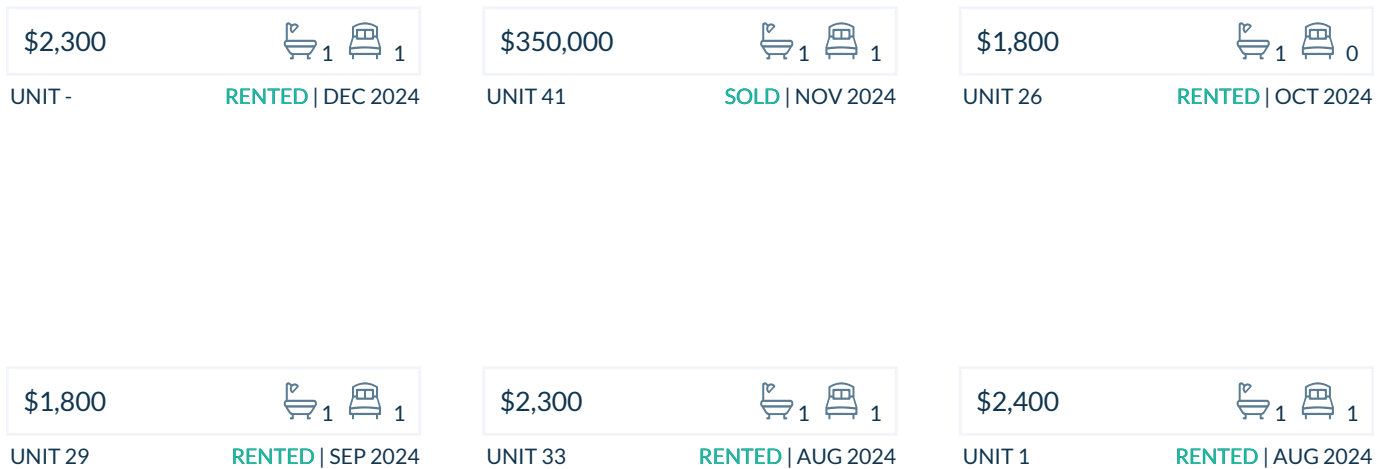
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Dixie Grove Residences



## Sold

LAST 20 PROPERTIES SOLD IN DIXIE GROVE RESIDENCES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
41	\$350,000	1/1	\$536.8	652	Nov 2024	18
63	\$474,725	0/0	N/A	N/A	Mar 2024	109
11	\$330,000	1/1	\$536.6	615	Nov 2022	13
44	\$239,000	0/1	\$495.9	482	Aug 2022	36
46	\$185,000	0/1	\$383.8	482	Mar 2022	64
34	\$235,000	1/1	\$341.1	689	Feb 2022	15
51	\$225,000	1/1	\$365.9	615	Sep 2021	17
35	\$259,000	1/1	\$322.5	803	Aug 2021	64
60	\$249,000	1/1	\$414.3	601	Aug 2021	57
23	\$165,000	0/1	\$342.3	482	Jun 2021	49
53	\$225,000	1/1	\$325.6	691	Apr 2021	4
31	\$199,950	1/1	\$325.1	615	Apr 2021	26
60	\$200,000	1/1	\$332.8	601	Mar 2021	64
3	\$155,000	0/1	\$321.6	482	Dec 2020	40
26	\$157,000	0/1	\$325.7	482	Sep 2020	73
56	\$225,000	1/1	\$258.6	870	Jun 2020	164
58	\$219,000	1/1	\$319.2	686	Nov 2019	12
26	\$154,000	0/1	\$319.5	482	May 2019	15
10	\$149,999	0/1	\$373.1	402	Jan 2019	122
24	\$153,999	0/1	\$319.5	482	Jan 2019	15

## Rented

LAST 20 PROPERTIES RENTED IN DIXIE GROVE RESIDENCES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
-	\$2,300	1/1	\$3.5	652	Dec 2024	8
26	\$1,800	0/1	\$3.7	482	Oct 2024	38
29	\$1,800	1/1	\$4.5	400	Sep 2024	9
33	\$2,300	1/1	\$3.3	691	Aug 2024	20
1	\$2,400	1/1	\$3.7	652	Aug 2024	79
54	\$2,300	1/1	\$3.3	689	Jul 2024	22
22	\$1,800	0/1	\$3.7	482	Jul 2024	8
31	\$2,250	1/1	\$3.7	615	Jul 2024	41
46	\$1,800	0/1	\$3.7	482	Jun 2024	61
2	\$1,700	0/1	\$3.5	482	Apr 2024	31
15	\$2,200	1/1	\$2.7	803	Mar 2024	48
52	\$2,150	1/1	\$3.5	616	Feb 2024	19
38	\$2,150	1/1	\$3.1	686	Jan 2024	34
53	\$2,200	1/1	\$3.2	691	Jan 2024	24
25	\$1,800	0/1	\$3.7	482	Nov 2023	25
25	\$1,850	0/1	\$3.8	482	Sep 2023	57
26	\$1,700	0/1	\$3.5	482	Aug 2023	4
22	\$1,850	0/1	\$3.8	482	Jul 2023	28
14	\$2,250	1/1	\$3.3	689	May 2023	62
13	\$2,300	1/1	\$3.3	691	Apr 2023	80

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
36	\$375,000	1/1	\$431.0	870	Jan 2025	GARY C GEMS
46	\$269,000	0/1	\$558.1	482	Jan 2025	N/A
51	\$359,000	1/1	\$583.7	615	Dec 2024	JOELLE SIARI