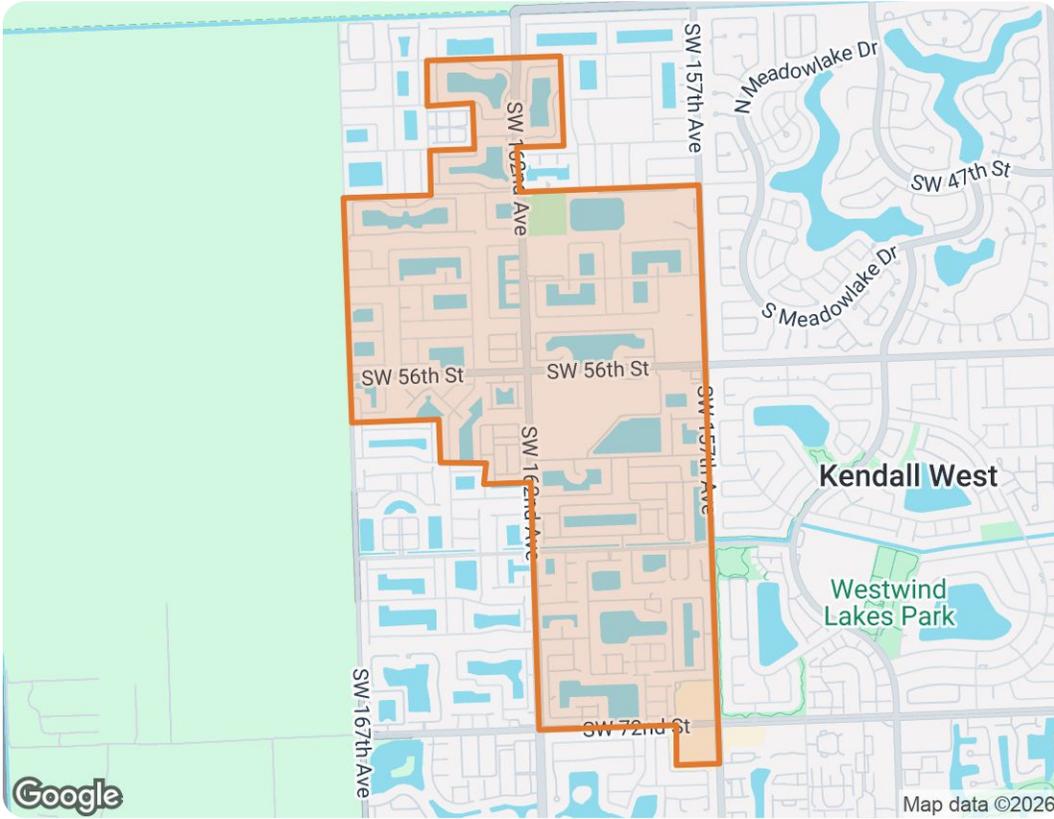


West Kendall in Miami-Dade County, FL



Anay Alvarez Bello

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West Kendall in Miami-Dade County, FL

Market Trends

Market Trends for West Kendall in Miami-Dade County, FL

Single Family + Condo/Townhouse/Apt.

January 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.17	—	—	—
↑ 10.45% MoM			

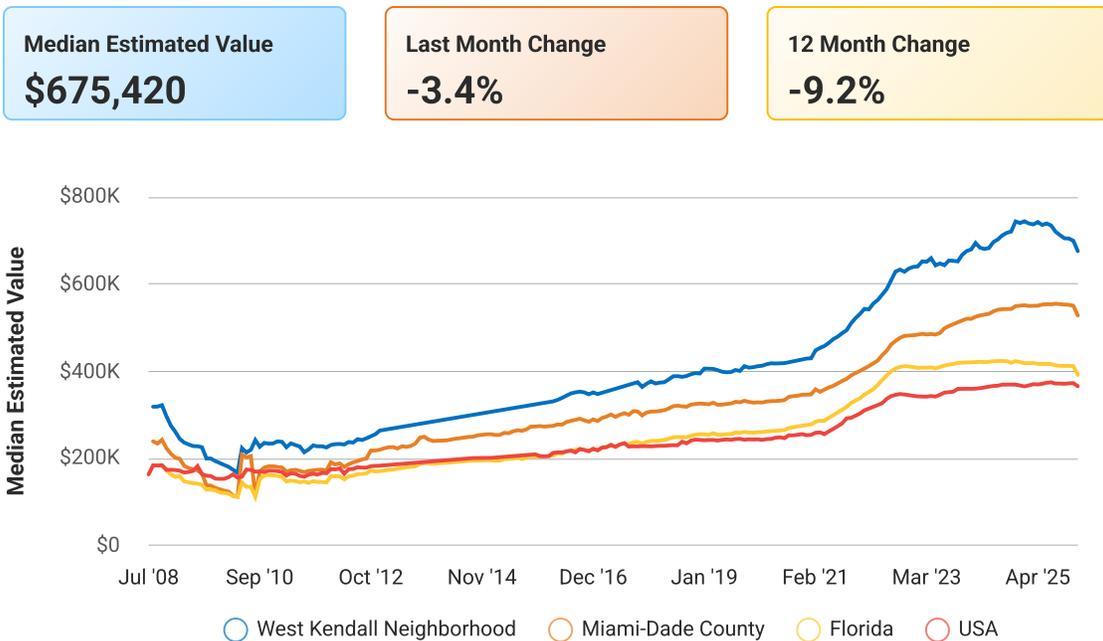
January 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



West Kendall in Miami-Dade County, FL

January 2026 Active Listings

West Kendall in Miami-Dade County, FL

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$792,500

↑ 1% Month over Month



West Kendall in Miami-Dade County, FL

January 2026 Sold Listings

West Kendall in Miami-Dade County, FL

Single Family + Condo/Townhouse/Apt.

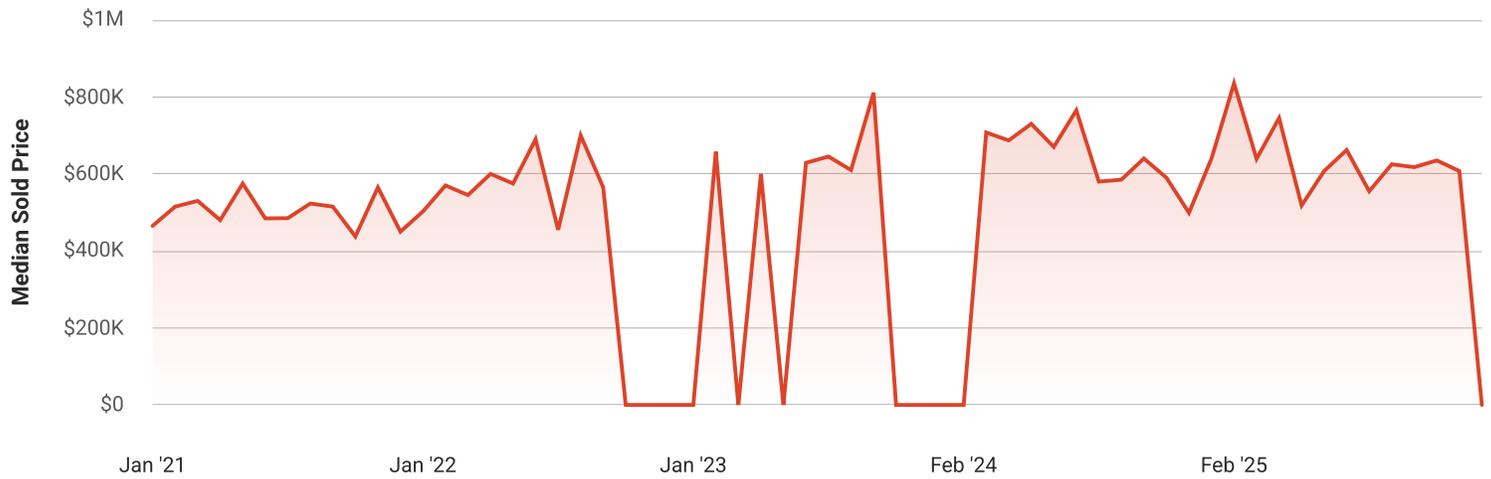
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - -

● Month over Month



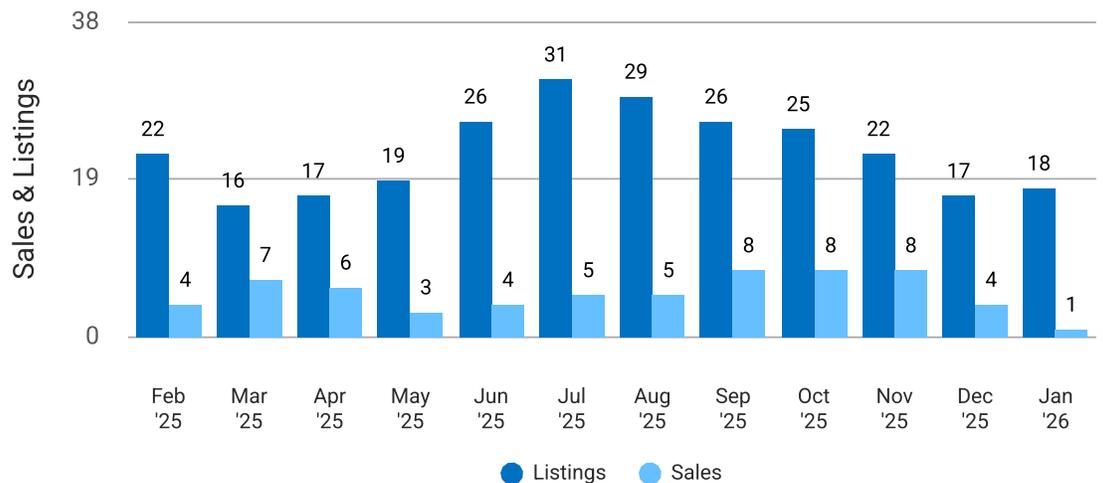
Total Sales and Active Listings in West Kendall in Miami-Dade County, FL

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



West Kendall in Miami-Dade County, FL

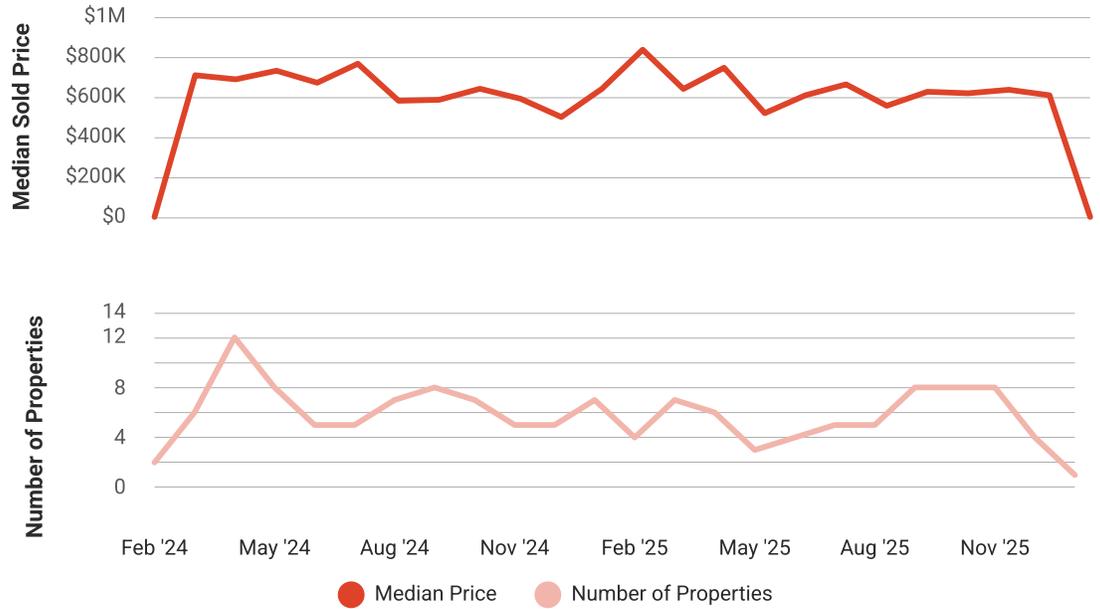
Median Sold Price vs Sold Listings in West Kendall in Miami-Dade County, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



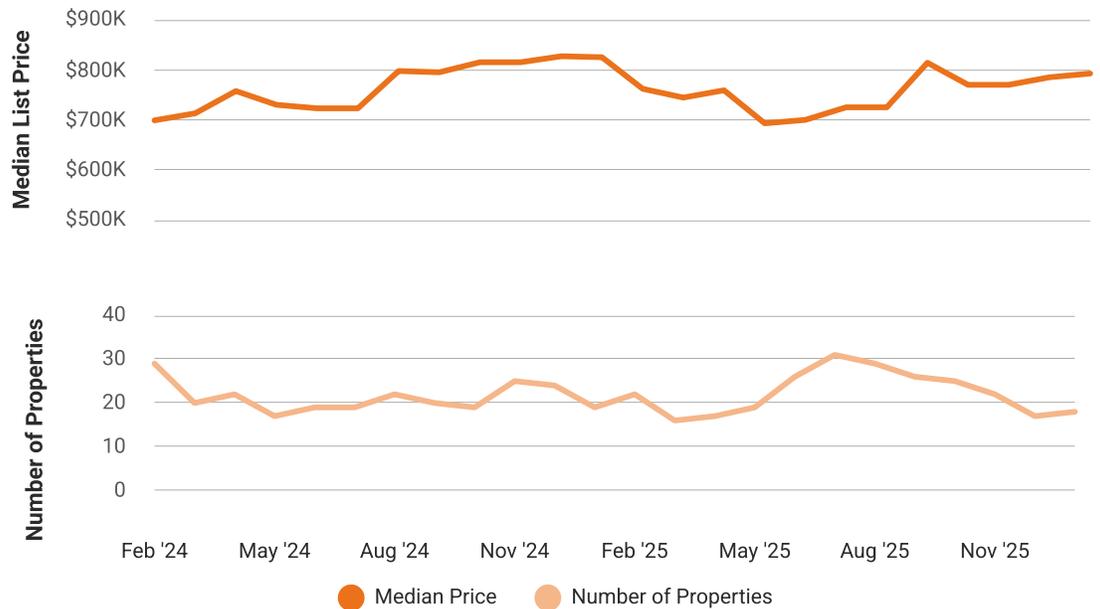
Median List Price vs Active Listings in West Kendall in Miami-Dade County, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



West Kendall in Miami-Dade County, FL

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 1/31/2026	\$675,420	\$699,280 -3.41%	\$704,980 -4.19%	\$744,150 -9.24%	\$679,260 -0.57%	\$640,440 +5.46%
Median Sold Price Last Updated: 1/31/2026	–	\$607,500	\$617,500	\$640,000	–	–
Median List Price Last Updated: 1/31/2026	\$792,500	\$785,000 +0.96%	\$769,900 +2.94%	\$825,000 -3.94%	\$740,000 +7.09%	\$649,900 +21.94%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

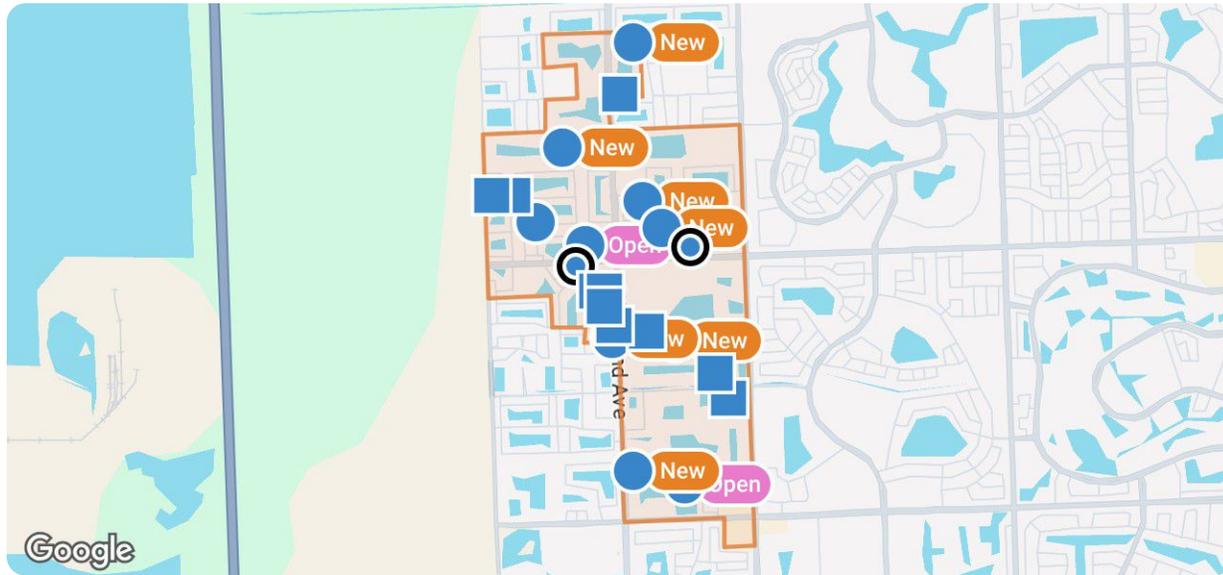
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

West Kendall in Miami-Dade County, FL

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

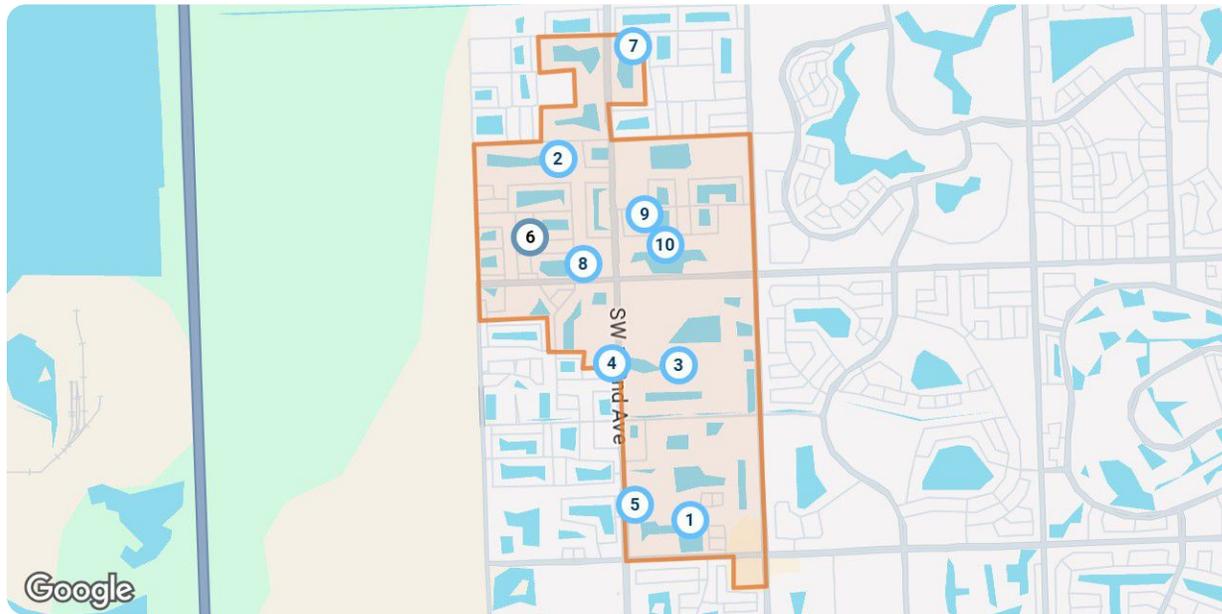
	New	Pending	Closed
Number of Properties	10	2	10
Lowest Listing Price / Est.Value	\$570,000	\$720,000	\$465,000
Median Listing Price / Est.Value	\$799,950	\$817,500	\$548,000
Highest Listing Price / Est.Value	\$1,250,000	\$915,000	\$820,000
Average Price / sqft	\$390	\$368	\$311
Median Price / sqft	\$403	\$368	\$310
Average Days in RPR	17	149	28
Median Days in RPR	16	149	12
Total Volume	\$8,612,900	\$1,635,000	\$6,061,000
Source	Listings	Listings	Public Records & Listings

West Kendall in Miami-Dade County, FL

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>15910 SW 69th Ln Miami, FL 33193 MLS ID: A11961871 ● Active / For Sale</p> <p><i>Listing Courtesy of BHHS EWM Realty</i></p>	Single Family	5/4	3,265	5,624 sqft	1999	2/9/2026 6 days	\$974,000 \$298/sq ft
2	 <p>4760 SW 163rd Pl Miami, FL 33185 MLS ID: A11961182 ● Active / For Sale</p> <p><i>Listing Courtesy of The Keyes Company</i></p>	Condo/Townhouse/Apt.	4/2	1,327	2,266 sqft	2002	2/7/2026 8 days	\$635,000 \$479/sq ft
3	 <p>6042 SW 159th Ct Miami, FL 33193 MLS ID: A11960740 ● Active / For Sale</p> <p><i>Listing Courtesy of United Real Estate Miami</i></p>	Single Family	5/3	2,591	6,000 sqft	2006	2/6/2026 9 days	\$1,250,000 \$482/sq ft
4	 <p>16204 SW 60th Ter Miami, FL 33193 MLS ID: A11957832 ● Active / For Sale</p> <p><i>Listing Courtesy of Canvas Real Estate</i></p>	Single Family	4/3	1,756	2,519 sqft	2006	2/4/2026 11 days	\$570,000 \$325/sq ft
5	 <p>16158 SW 68th Ter Miami, FL 33193 MLS ID: A11959544 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Capital Realty</i></p>	Single Family	4/3	1,739	5,800 sqft	1996	2/4/2026 11 days	\$635,000 \$365/sq ft

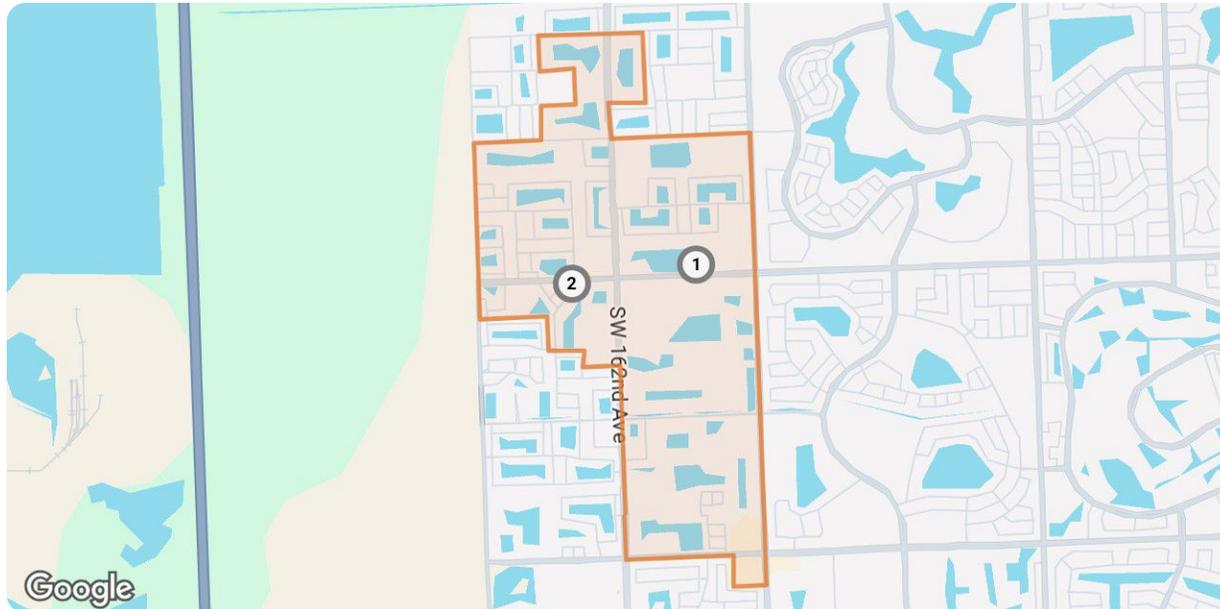


West Kendall in Miami-Dade County, FL

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>5324 SW 164th Ct Miami, FL 33185 MLS ID: A11941779</p> <p>● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of Real Estate Empire Group, Inc.</i></p>	Single Family	5/3	2,338	6,646 sqft	2005	1/8/2026 38 days	\$1,100,000 \$470/sq ft
7	 <p>16062 SW 43rd Ter Miami, FL 33185 MLS ID: A11950894</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of W International Realty LLC</i></p>	Single Family	5/4	2,947	5,647 sqft	2001	1/26/2026 20 days	\$849,900 \$288/sq ft
8	 <p>5502 SW 162nd Pl Miami, FL 33185 MLS ID: A11948730</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,467	4,250 sqft	1998	1/24/2026 22 days	\$750,000 \$304/sq ft
9	 <p>5226 SW 160th Ave Miami, FL 33185 MLS ID: A11951016</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Shelton And Stewart REALTORS</i></p>	Single Family	4/3	2,566	8,275 sqft	2003	1/23/2026 23 days	\$1,150,000 \$448/sq ft
10	 <p>15957 SW 54th Ter Miami, FL 33185 MLS ID: A11950701</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Nizz Realty Inc</i></p>	Single Family	3/2	1,582	4,253 sqft	2000	1/22/2026 24 days	\$699,000 \$442/sq ft

Pending

Source: Listings



Legend

● Pending



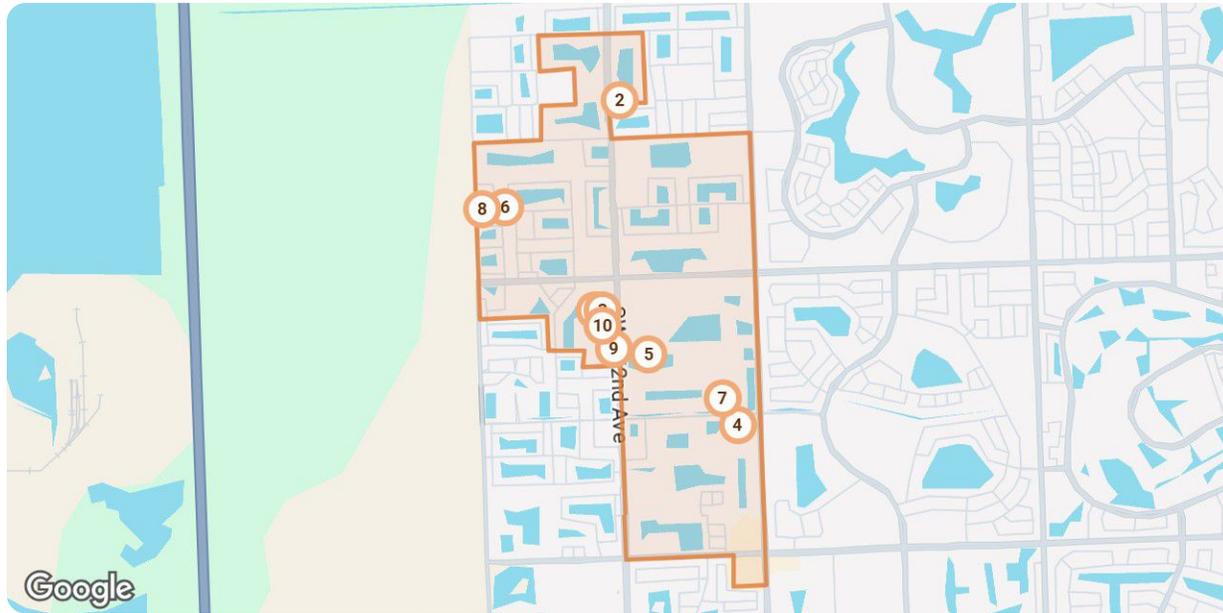
West Kendall in Miami-Dade County, FL

Pending: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	 15863 SW 55th Ter Miami, FL 33185 MLS ID: A11828270 Pending / For Sale <i>Listing Courtesy of RE/MAX - City Centre Realty</i>	Single Family	4/3	2,510	5,374 sqft 2001	7/15/2025	\$915,000 \$365/sq ft	1/26/2026 195 days

	 16331 SW 56th Ter Miami, FL 33193 MLS ID: A11868341 Pending / For Sale <i>Listing Courtesy of Lapeyre Realty Inc</i>	Single Family	3/2	1,939	6,466 sqft 2003	8/29/2025	\$720,000 \$371/sq ft	12/9/2025 102 days
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Closed

Source: Public Records and Listings



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 16256 SW 57th Ln Miami, FL 33193 MLS ID: A11877230 Closed / For Sale <i>Courtesy of The Keyes Company</i>	Condo/Townhouse/Apt.	3/3	2,027	2,434 sqft 2007	2/10/2026 84 days	\$549,000 \$271/sq ft	-

	 16134 SW 44th Ln Miami, FL 33185 Closed / Public Record	Single Family	3/2	2,210	5,199 sqft 2002	1/20/2026 - days	\$500,000 \$101/sq ft	-
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	 16238 SW 57th Ln Miami, FL 33193 Closed / Public Record	Condo/Townhouse/Apt.	3/3	2,027	2,433 sqft 2007	1/16/2026 - days	\$547,000 \$269/sq ft	-
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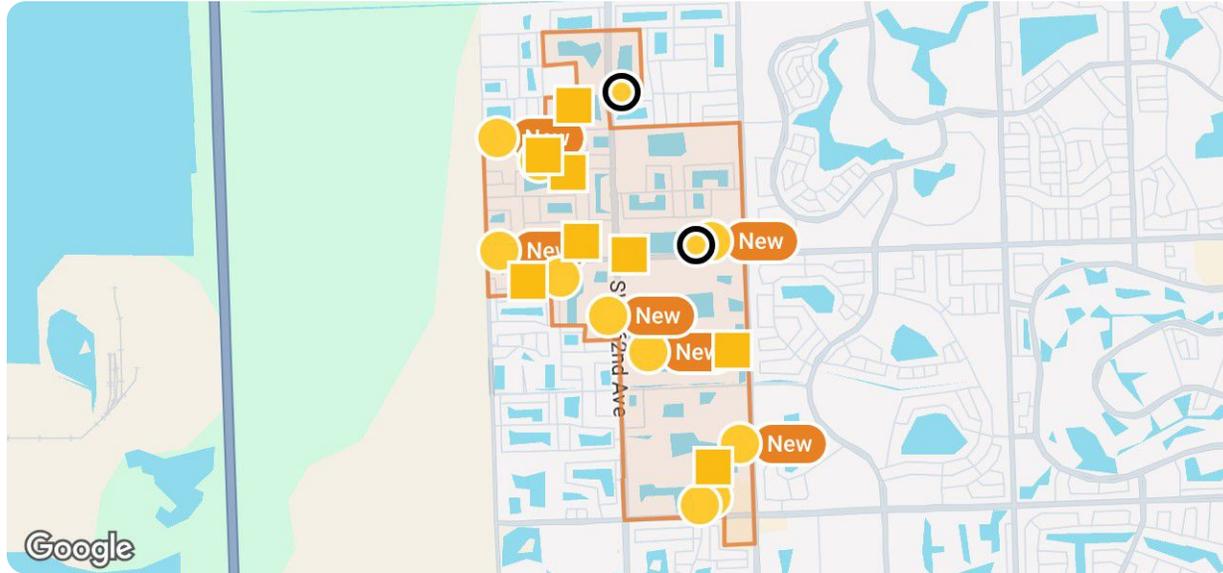
West Kendall in Miami-Dade County, FL

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	6420 SW 157th Pl Miami, FL 33193 Closed / Public Record	Single Family	4/3	2,399	6,050 sqft 2004	1/8/2026 - days	\$820,000 \$330/sq ft	-
	6014 SW 160th Ave Miami, FL 33193 MLS ID: A11915644 Closed / For Sale	Single Family	4/3	2,351	6,000 sqft 2005	1/5/2026 12 days	\$775,000 \$330/sq ft	↓ 1.77%
	16507 SW 52nd St Miami, FL 33185 Closed / Public Record	Single Family	3/2	1,744	6,703 sqft 2003	12/29/2025 - days	\$500,000 \$349/sq ft	-
	6301 SW 158th Ct Miami, FL 33193 Closed / Public Record	Single Family	3/2	2,037	6,001 sqft 2001	12/22/2025 - days	\$690,000 \$333/sq ft	-
	16637 SW 52nd St Miami, FL 33185 MLS ID: A11896225 Closed / For Sale	Single Family	3/2	1,878	6,599 sqft 2003	12/18/2025 9 days	\$705,000 \$375/sq ft	-
	5981 SW 162nd Ct Miami, FL 33193 MLS ID: A11736281 Closed / For Sale	Condo/Townhouse/Apt.	4/3	1,756	1,759 sqft 2004	12/16/2025 31 days	\$510,000 \$290/sq ft	↓ 7.27%
	16223 SW 58th Ln Miami, FL 33193 MLS ID: G5103898 Closed / For Sale	Condo/Townhouse/Apt.	3/2	1,224	1,740 sqft 2003	12/12/2025 5 days	\$465,000 \$380/sq ft	↓ 7%

West Kendall in Miami-Dade County, FL

Summary

For Lease Activity in the Last 3 Months



- Legend**
- For Lease
 - For Lease Pending
 - Recently Leased

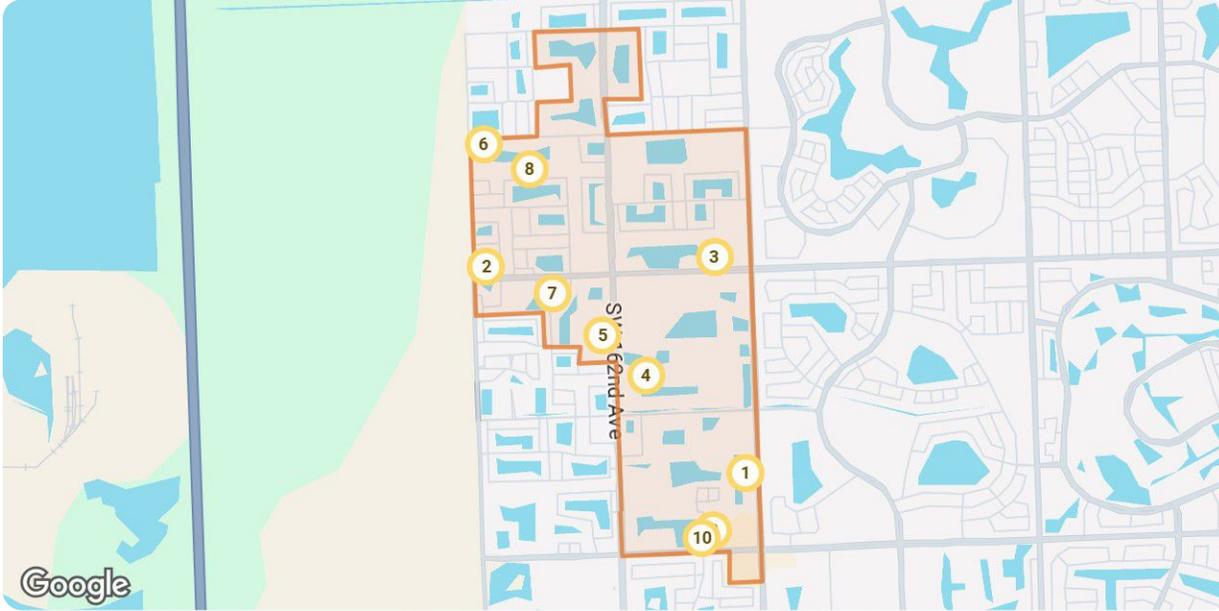
	New	Pending	Closed
Number of Properties	10	2	8
Lowest Listing Price / Est.Value	\$1,400	\$1,450	\$2,950
Median Listing Price / Est.Value	\$3,400	\$2,500	\$3,550
Highest Listing Price / Est.Value	\$5,000	\$3,550	\$4,300
Average Price / sqft	\$2	\$1	\$2
Median Price / sqft	\$2	\$1	\$2
Average Days in RPR	28	32	74
Median Days in RPR	23	32	44
Total Volume	\$34,350	\$5,000	\$28,495
Source	Listings	Listings	Public Records & Listings

West Kendall in Miami-Dade County, FL

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Lease

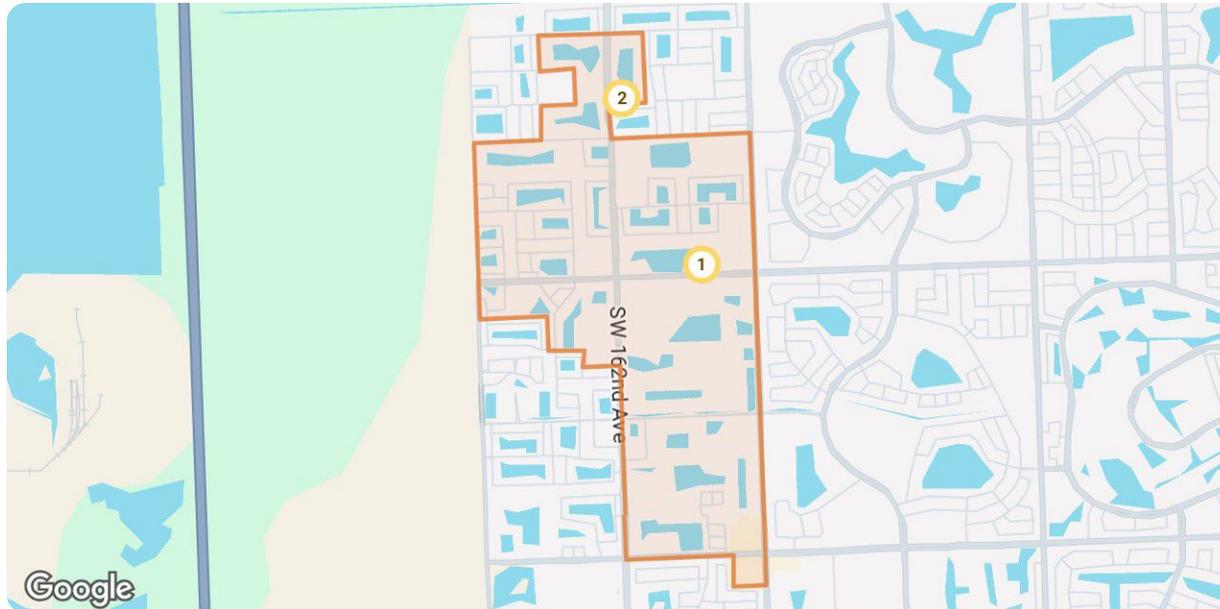
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	 <p>6762 SW 157th Ct Miami, FL 33193 MLS ID: A11960975</p> <p>● Active / For Lease</p> <p><i>Courtesy of Real Realty Investment</i></p>	Single Family	4/3	2,395	5,000 sqft	2001	2/14/2026 1 day	\$4,300 mo. \$2/sq ft
	 <p>16605 SW 55th Ter Miami, FL 33185 MLS ID: A11962987</p> <p>● Active / For Lease</p> <p><i>Courtesy of EXP Realty LLC</i></p>	Single Family	5/3	2,516	5,000 sqft	2006	2/10/2026 5 days	\$5,000 mo. \$2/sq ft
	 <p>5521 SW 158th Ct Miami, FL 33185 MLS ID: A11961625</p> <p>● Active / For Lease</p> <p><i>Courtesy of Saggio Realty, Inc.</i></p>	Single Family	3/2	1,608	4,251 sqft	1998	2/9/2026 6 days	\$3,650 mo. \$2/sq ft
	 <p>16034 SW 61st Ln Miami, FL 33193 MLS ID: A11960616</p> <p>● Active / For Lease</p> <p><i>Courtesy of Keller Williams Realty Premier Properties</i></p>	Single Family	4/3	2,351	6,500 sqft	2004	2/6/2026 9 days	\$1,400 mo. \$1/sq ft
	 <p>5932 SW 162nd Ct Miami, FL 33193 MLS ID: A11951895</p> <p>● Active / For Lease</p> <p><i>Courtesy of Luxe Properties</i></p>	Condo/Townhouse/Apt.	4/3	1,756	1,740 sqft	2004	1/23/2026 23 days	\$3,600 mo. \$2/sq ft

West Kendall in Miami-Dade County, FL

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>16624 SW 47th Ter Miami, FL 33185 MLS ID: A11951768 ● Active / For Lease</p> <p><i>Courtesy of Century 21 World Connection</i></p>	Single Family	3/2	1,622	-	2007	1/23/2026 23 days	\$3,100 mo. \$2/sq ft
7	 <p>5655 SW 163rd Path Miami, FL 33193 MLS ID: A11941806 ● Active / For Lease</p> <p><i>Courtesy of Beachfront Realty Inc</i></p>	Single Family	3/2	1,384	6,200 sqft	2003	1/8/2026 38 days	\$3,800 mo. \$3/sq ft
8	 <p>16462 SW 48th Ter Miami, FL 33185 MLS ID: A11941374 ● Active / For Lease</p> <p><i>Courtesy of Imperial Alliance Realty LLC</i></p>	Condo/Townhouse/Apt.	3/4	1,753	2,154 sqft	2005	1/8/2026 38 days	\$3,200 mo. \$2/sq ft
9	 <p>15863 SW 71st St Miami, FL 33193 MLS ID: A11928466 ● Active / For Lease</p> <p><i>Courtesy of One Stop Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,848	1,752 sqft	1996	12/10/2025 67 days	\$3,200 mo. \$2/sq ft
10	 <p>7132 SW 158th Path Miami, FL 33193 MLS ID: A11927764 ● Active / For Lease</p> <p><i>Courtesy of Modern World Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,848	2,232 sqft	1996	12/9/2025 68 days	\$3,100 mo. \$2/sq ft

Pending

Source: Listings



Legend

● Active For Lease

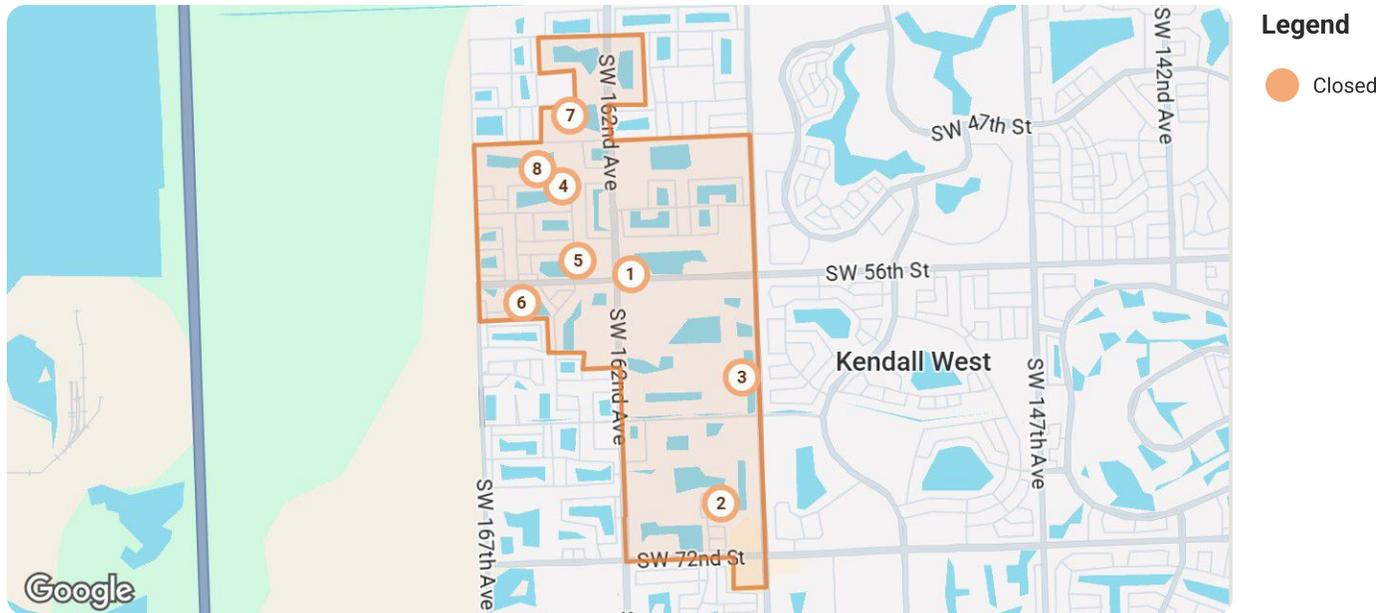


West Kendall in Miami-Dade County, FL

Pending: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	 15847 SW 55th Ter Miami, FL 33185 MLS ID: A11933327 Pending / For Lease <i>Courtesy of Century 21 World Connection</i>	Condo/Townhouse/Apt.	4/3	2,679	4,200 sqft / 2001	12/19/2025	\$3,550 mo. / \$1/sq ft	2/12/2026 / 55 days
	 16124 SW 44th Ln Miami, FL 33185 MLS ID: A11934989 Pending / For Lease <i>Courtesy of Florida BMI Realty, Inc.</i>	Single Family	1/1	2,926	5,627 sqft / 2001	12/23/2025	\$1,450 mo. / -/sq ft	1/1/2026 / 9 days

Closed

Source: Public Records and Listings



Closed: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 16124 SW 55th Ter Miami, FL 33185 MLS ID: A11925695 Closed / For Lease <i>Courtesy of Saggio Realty, Inc.</i>	Single Family	4/2	1,627	4,149 sqft / 2001	2/2/2026 / 56 days	- / \$2/sq ft	-
	 6880 SW 158th Ct Miami, FL 33193 MLS ID: A11930002 Closed / For Lease <i>Courtesy of Phantom Real Estate</i>	Condo/Townhouse/Apt.	3/3	1,820	2,656 sqft / 1998	1/30/2026 / 32 days	- / \$2/sq ft	-
	 6161 SW 157th Pl Miami, FL 33193 MLS ID: A11771508 Closed / For Lease <i>Courtesy of Datorre Realty Group</i>	Single Family	5/3	2,378	5,291 sqft / 2002	1/22/2026 / 250 days	- / \$2/sq ft	-

West Kendall in Miami-Dade County, FL

Closed: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	16350 SW 50th Ter Miami, FL 33185 MLS ID: A11895395 Closed / For Lease	Single Family	4/3	2,692	5,000 sqft 2003	1/19/2026 92 days	- \$2/sq ft	-
<i>Courtesy of Luxe Properties</i>								
	5501 SW 163rd Ct Miami, FL 33185 MLS ID: A11930439 Closed / For Lease	Single Family	3/2	1,591	5,000 sqft 2002	1/5/2026 19 days	- \$2/sq ft	-
<i>Courtesy of Invitation Homes</i>								
	16487 SW 56th Ter Miami, FL 33193 MLS ID: A11917942 Closed / For Lease	Single Family	4/2	1,748	6,197 sqft 2004	12/30/2025 22 days	- \$2/sq ft	-
<i>Courtesy of Florida Realty Of Miami Corp</i>								
	16318 SW 45th Ter Miami, FL 33185 MLS ID: A11900178 Closed / For Lease	Condo/Townhouse/Apt.	3/2	1,909	3,312 sqft 2002	12/1/2025 28 days	- \$2/sq ft	-
<i>Courtesy of Compass Florida, LLC</i>								
	16449 SW 48th Ter Miami, FL 33185 MLS ID: A11857874 Closed / For Lease	Condo/Townhouse/Apt.	4/3	1,846	2,210 sqft 2006	11/22/2025 89 days	- \$2/sq ft	-
<i>Courtesy of Brickell Global Consultants Corp</i>								

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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