

The Anchor Press

Your source for Miami-Dade Real Estate news and tid-bits



Chik-fil-A continues expanding South!

The delicious fast food chain has kept promises of growing further into Miami-Dade county, by breaking ground in locations in Cutler Bay, Miami Shores, Pinecrest, and Florida City. Most of these new restaurants have opening dates of later this year, or early 2025. No word yet about locations coming to The Keys, but based on their popularity, it is only a matter of time!



Kevin's Corner

The State of the Market

We are definitely seeing a slowing down in the condo market, which has produced more inventory and more options for current Buyers. This has in part been due to higher association dues, special assessments, and insurance costs.

In other markets however, we are still seeing strong demand with limited inventory, such as in the single family home niche (\$1M and under).

We will likely continue to see mixed signals for the near to mid future, as many changes in real estate continue to unfold - both in the market and in the industry itself.

The transition from Seller's market to Buyer's market is slowly occurring, with mortgage rates expecting to lower over the next 6 to 12 months.



The Anchor Team



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Just Sold

13708 SW 13 St
Miami, FL 33184



\$470,000

3 Bedroom | 2 Bath | 1,508 ft²

Impact windows/doors with a large yard.

Bonus living space addition.

Beat the Heat!!!

Here are some Real Estate tips to stay cool at home:

- Install impact windows or window treatments.
- Upgrade attic insulation.
- Turn off electronics when not in use.
- Use your ceiling fans!
- Invest in a pergola, awning, or umbrella(s) for your outdoor areas.
- Regularly service your HVAC system.
- Maintain your landscaping to ensure trees have a healthy, full canopy.

Miami-Dade County



Current Interest Rate:

6.78%



Median Sale Price:

\$549,000



Median Days on Market:

41 Days



August Events

| | |
|------------------------------------|--------------|
| Street Art After Dark | Entire Month |
| Jurassic Garden - Fairchild Garden | Entire Month |
| Miami Spice | Entire Month |
| Family Expo - The Children's Trust | August 3 |
| The Messi Experience | Entire Month |



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