GLENN RICE REAL ESTATE

The Kendall Neighborhood Guide

East or West: which Kendall fits how you live?

FALL 2026 EDITION

Built from MLS single-family closed sales, April 10 to October 8, 2026

Glenn here.

When someone tells me they want to live in Kendall, my first question is always the same: which one? East of the Turnpike and west of it can feel like two different towns, with different homes, different prices and a different daily routine.

This guide sorts it out. You will see how the two sides compare on real sales data, what the commute looks like, what to expect with HOAs, and five questions that point you to the right side of the Turnpike.

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Every move, done right.

First, what Kendall actually is

Kendall is not a city. It has no mayor, no city hall and no city council. It is an unincorporated area, so Miami-Dade County handles local government.

Where it sits	Roughly SW 88th Street (North Kendall Drive) on the north, about SW 152nd Street on the south, about 167th Avenue on the west, with US-1 as the eastern anchor. Locals draw these lines a little differently.
The Census version	The Census Bureau's Kendall area counted 80,241 people in 2020. Most locals use the name far more broadly, including places like The Hammocks, Country Walk and The Crossings.
The dividing line	Florida's Turnpike. East of it is older and more established, closer to Dadeland and Metrorail. West of it is newer, with more planned communities and associations. Miami-Dade County itself treats East Kendall and West Kendall as separate communities.
Why zip codes mislead	Mailing zip codes cut across neighborhood lines. Ask for the subdivision name instead, because that is what the HOA documents and comparable sales follow.

How Kendall grew

1883	A land company buys much of the area from the State of Florida. It is named for Henry John Broughton Kendall, a company director.
1914	A post office opens.
1929	The first school opens.
1960s	Baptist Hospital opens on Kendall Drive, and Dadeland Shopping Center follows on the same road.
1967	Miami Dade College's Kendall Campus opens on a 185-acre tract of trees and lakes.
Today	In the MLS sales I analyzed, the median home sold in East Kendall was built in **1977**. In West Kendall it was **1990**. Growth moved west, and the homes tell the story.

Same name, two different markets

East Kendall	West Kendall
• Median home built 1977	• Median home built 1990
• Larger homes: median 2,383 sq ft	• Median 1,839 sq ft
• Closer to Dadeland, Metrorail and Brickell	• More planned communities and associations
• Median sold price $1,180,000	• Median sold price $675,000

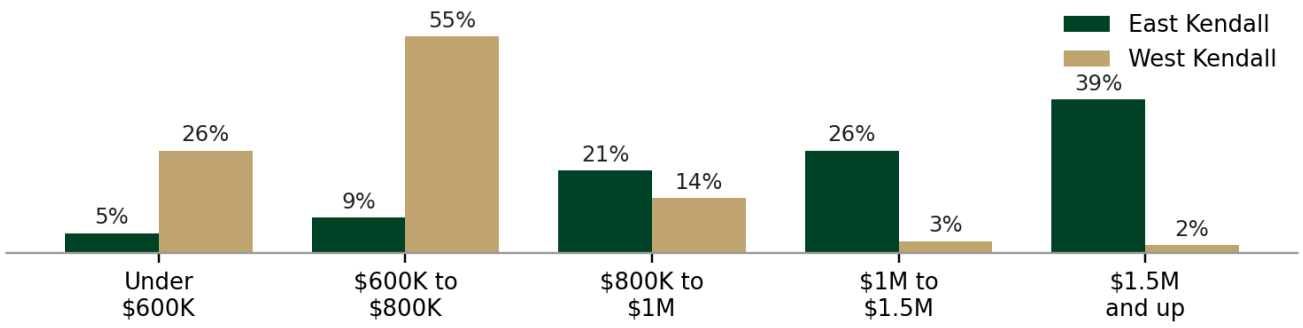
East vs. West, by the numbers

Single-family homes sold April 10 to October 8, 2026. Medians unless noted.

	East Kendall	West Kendall
Closed sales	171	422
Median sold price	$1,180,000	$675,000
Median price per sq ft	$496	$370
Median home size	2,383 sq ft	1,839 sq ft
Median year built	1977	1990
Median days on market	27	33
Sold within 30 days	52%	48%
Sold price vs. list price	95.7%	98.4%
Sold below list price	83%	66%
Active listings	93	261
Months of supply	3.3	3.7

Months of supply = active listings divided by the monthly pace of closed sales over the last six months.

Share of sales by price band



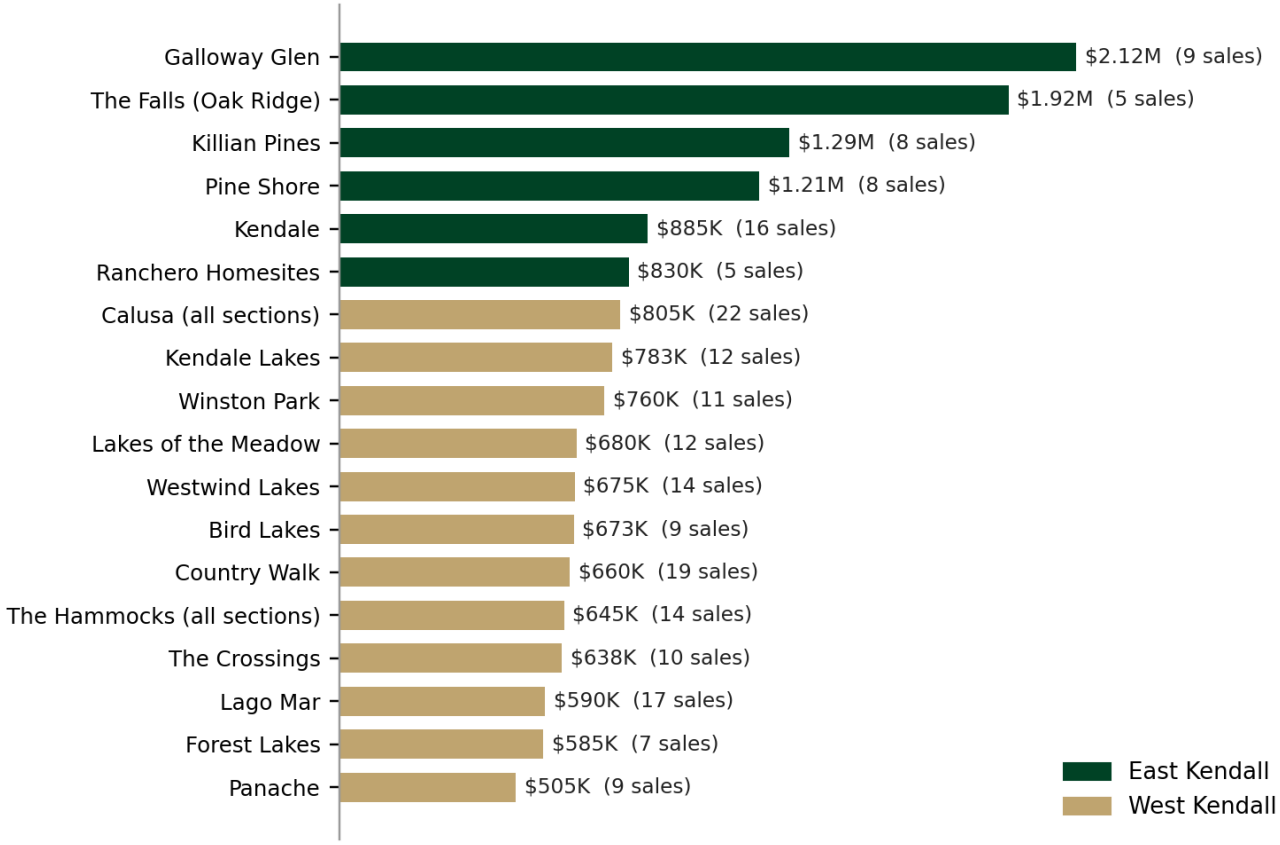
What this tells you

- **The price gap is about 1.7 times.** The median East Kendall sale was $1,180,000. West Kendall was $675,000.
- **West Kendall is where the under-$1M homes are.** 95% of West sales closed under $1M, and 55% landed between $600K and $800K. In East Kendall, about one in three sales were under $1M and 39% were $1.5M or more.
- **Negotiation room differs.** East Kendall homes sold below list price 83% of the time. In West Kendall it was 66%.

East figures include The Falls area and high-end pockets like Galloway Glen. Medians keep a few large sales from skewing the picture. Four East closed rows with incomplete price data were excluded.

Neighborhood snapshots

Median sold price by community, for communities with at least five closed sales in the six-month window. Where a community has fewer than eight sales, read the number as directional.



How to read it

- **West Kendall entry points:** Panache ($505,000), Forest Lakes ($585,000) and Lago Mar ($590,000). Panache and Forest Lakes also took the longest to sell in West Kendall, with medians of 83 and 71 days.
- **West Kendall core:** Country Walk ($660,000, 19 sales), The Hammocks, The Crossings, Westwind Lakes and Lakes of the Meadow all sit between roughly $640K and $680K.
- **West Kendall step-up:** Calusa ($805,000), Kendale Lakes ($782,500, 14 days to sell) and Winston Park ($760,000).
- **East Kendall value:** Kendale ($885,000, 16 sales) had the most sales of the East communities shown and sold in a median of 19 days.
- **East Kendall upper tier:** Pine Shore ($1,205,000), Killian Pines ($1,290,000), The Falls ($1,920,000) and Galloway Glen ($2,115,000).

Single-family sales only. Your street can run higher or lower than its community median, so treat these as a starting map, not a price for any one home.

Commute and HOAs

Your commute is mostly set by where you live

In Kendall, the drive is baked into the address. Here are rough weekday ranges:

Route	Typical weekday drive
East Kendall to Brickell / downtown	About 30 to 45 minutes
West Kendall to Brickell / downtown	About 35 to 60 minutes. Deep West Kendall can run 60 to 90 minutes or more.
West Kendall to Doral	About 25 to 40 minutes
West Kendall to FIU	About 10 to 20 minutes
West Kendall to Miami International Airport	About 20 to 30 minutes off-peak

Approximate ranges. Before you commit to a home, drive your real route at rush hour.

East Kendall has the transit edge. The Dadeland North and Dadeland South Metrorail stations sit at Kendall's northeastern end, and the South Miami-Dade Busway connects Dadeland South toward Homestead and Florida City. West Kendall has no rail, so most households drive, mostly along Kendall Drive, the Turnpike and the Don Shula Expressway (SR 874).

HOAs: the fee is the small part

Fees vary community by community, and some communities report no association fee at all. A few examples from listings reviewed in October 2026: Deerwood-area single-family homes (a median of about $21 a month across four listings), a Country Walk single-family home ($176 a month) and a Kendale Lakes West townhome ($195 a month, cable included). For context, one local analysis put the median fee for Miami-Dade single-family and townhome communities that charge one at about $200 a month. These are examples, not quotes. Your exact community sets your exact fee.

What matters more is what the rules cover. Association documents commonly address:

- Exterior paint colors and landscaping standards
- Driveway parking and commercial vehicles
- Limits on renting out your home, including minimum lease terms

> **Before you write an offer,** ask for the HOA documents and read the rental rules, even if you never plan to rent. It takes ten minutes and can save you a bad surprise.

Daily life, and which side fits you

- **Zoo Miami** is the largest zoo in Florida: almost 750 acres and more than 3,000 animals, a short drive for most Kendall families.
- **Miami Dade College Kendall Campus** has served the area since 1967 and includes a nine-acre nature preserve with an environmental center.
- **Baptist Hospital on Kendall Drive** has anchored local healthcare since the 1960s.
- **Dadeland and The Falls** anchor the shopping, with Metrorail at Dadeland for the East side.
- **The food reflects the community.** About 7 in 10 residents of the Census-defined Kendall area are Hispanic or Latino, and Cuban, Venezuelan, Peruvian and Colombian spots are never far away.
- **Schools depend on your exact address.** Check the attendance boundary for any home you are serious about before you fall in love with it.

Five questions to find your side

Question	Leans East	Leans West
Where do you work?	Brickell, downtown, or near Metrorail	Doral, FIU or the airport corridor
What is your budget?	Around $1M and up, or an older home under it (about 1 in 3 sales were under $1M)	Under $1M (95% of sales)
Older or newer?	Older and established, median built 1977	Newer and planned, median built 1990
How much house?	Median 2,383 sq ft	Median 1,839 sq ft
Want room to negotiate?	83% sold below list (median 95.7% of list)	66% sold below list (median 98.4% of list)

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Questions about a specific block? Message me and I will point you in the right direction.

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Market figures come from MLS data (Miami Association of REALTORS) for single-family sales closed April 10 to October 8, 2026, and are medians unless noted. Information is deemed reliable but not guaranteed. Historical, census and landmark facts come from public sources. HOA examples come from public listing sites. This guide is informational and is not an appraisal or a pricing opinion for any property.