



# MARKET REPORT

## OCTOBER 2015



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

**DID YOU KNOW THERE ARE **69** PROPERTIES FOR SALE IN THE BUILDING?**

**SELLERS: HOW DO YOU STAND VERSUS YOUR COMPETITION?**

FULLY UPDATED BUILDING STATISTICS

AVERAGE PRICES PER UNIT TYPE

PAST/RECENT SALES & RENTALS

ANALYZE CURRENT TRENDS & MARKET STRENGTH

**EXPERT GUIDANCE FROM AN EXPERIENCED MINT RESIDENT & TRUE BUILDING SPECIALIST**



**ADRIAN MORALES DOBRZYNSKI, PA**  
REALTOR-ASSOCIATE | MASTER OF FINANCE

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\*All October statistics are taken after the month ends

## CURRENTLY FOR SALE BREAKDOWN PER UNIT TYPE / A LA VENTA POR TIPO DE UNIDAD

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/SF	AVG. DAYS ON THE MARKET
1 Bedroom	16	\$279,000	\$410,000	\$327,994	\$425	184 (6.1 months)
2 Bedroom	41	\$375,000	\$1,490,000	\$542,351	\$438	157 (5.2 months)
3 Bedroom	10	\$625,000	\$1,490,000	\$804,580	\$490	110 (3.7 months)
4 Bedroom	2	\$749,000	\$1,799,000	\$1,274,000	\$591	110 (3.7 months)
Full Building	69	\$279,000	\$1,799,000	\$551,856	\$447	155 (5.1 months)



VIEW FROM MINT

## SOLD DURING LAST 6 MONTHS / VENDIDAS EN LOS ULTIMOS 6 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMKT	LA SQFT	SP\$/SQFT
1	92 SW 3 ST # 3009	1	1	0	0	\$278,000	\$279,000	545	764	365
2	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	382
3	92 SW 3 ST # 3908	1	1	0	1	\$319,900	\$295,000	385	754	391
4	92 SW 3 ST # 4009	1	1	0	0	\$325,000	\$325,000	220	764	425
5	92 SW 3 ST # 3811	2	2	0	1	\$435,000	\$410,000	165	1118	367
6	92 SW 3 ST # 4102	2	2	0	1	\$459,000	\$445,000	105	1110	401
7	92 SW 3 ST # 3902	2	2	0	1	\$495,000	\$450,000	306	1110	405
8	92 SW 3 ST # 1202	2	2	0	1	\$475,000	\$450,000	71	1110	405
9	92 SW 3 ST # 1805	2	2	1	1	\$450,000	\$450,000	7	1340	336
10	92 SW 3 ST # 2211	2	2	0	1	\$479,000	\$465,000	87	1118	416
11	92 SW 3 ST # 2911	2	2	0	1	\$485,000	\$475,000	43	1118	425
12	92 SW 3 ST # 2403	2	2	1	1	\$527,000	\$510,000	38	1235	413
13	92 SW 3 ST # 2201	3	3	0	1	\$640,000	\$600,000	111	1544	389
14	92 SW 3 ST # 5207	3	3	1	2	\$1,000,000	\$915,000	58	2028	451

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	2,028	\$1,000,000	\$493	\$915,000	\$451	100.36	545
LOW	1	1	754	\$278,000	\$336	\$279,000	\$336	90.91	7
AVERAGE			1,133.79	\$476,207	\$415	\$454,214	\$398	95.96	176.29
MEDIAN			1,114	\$467,000	\$425	\$450,000	\$403	96.86	108



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## SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMKT	LA SQFT	SP\$/SQFT
1	92 SW 3 ST # 3009	1	1	0	0	\$278,000	\$279,000	545	764	365
2	92 SW 3 ST # 3609	1	1	0	0	\$299,900	\$290,000	384	764	380
3	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	382
4	92 SW 3 ST # 3908	1	1	0	1	\$319,900	\$295,000	385	754	391
5	92 SW 3 ST # 4009	1	1	0	0	\$325,000	\$325,000	220	764	425
6	92 SW 3 ST # 4708	1	1	1	1	\$359,900	\$350,000	53	754	464
7	92 SW 3 ST # 2506	2	2	0	0	\$365,000	\$350,000	131	930	376
8	92 SW 3 ST # 3811	2	2	0	1	\$435,000	\$410,000	165	1118	367
9	92 SW 3 ST # 4102	2	2	0	1	\$459,000	\$445,000	105	1110	401
10	92 SW 3 ST # 3902	2	2	0	1	\$495,000	\$450,000	306	1110	405
11	92 SW 3 ST # 1202	2	2	0	1	\$475,000	\$450,000	71	1110	405
12	92 SW 3 ST # 1805	2	2	1	1	\$450,000	\$450,000	7	1340	336
13	92 SW 3 ST # 2211	2	2	0	1	\$479,000	\$465,000	87	1118	416
14	92 SW 3 ST # 2911	2	2	0	1	\$485,000	\$475,000	43	1118	425
15	92 SW 3 ST # 2403	2	2	1	1	\$527,000	\$510,000	38	1235	413
16	92 SW 3 ST # 2201	3	3	0	1	\$640,000	\$600,000	111	1544	389
17	92 SW 3 ST # 5207	3	3	1	2	\$1,000,000	\$915,000	58	2028	451

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	2,028	\$1,000,000	\$493	\$915,000	\$464	100.36	545
LOW	1	1	754	\$278,000	\$336	\$279,000	\$336	90.91	7
AVERAGE			1,077.71	\$452,453	\$416	\$432,294	\$399	96.08	178.59
MEDIAN			1,110	\$450,000	\$424	\$445,000	\$401	96.77	111



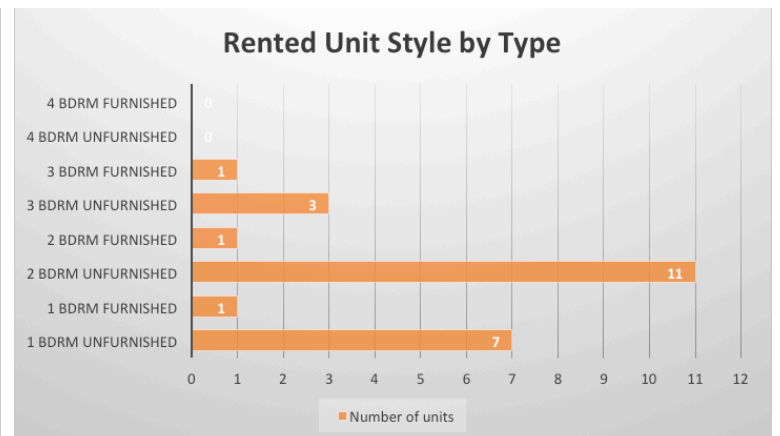
## CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	7	\$2,000	\$2,200	\$2,091
1 Bdrm Furnished	1	\$2,500	\$2,500	\$2,500
2 Bdrm Unfurnished	11	\$2,400	\$3,150	\$2,768
2 Bdrm Furnished	8	\$2,600	\$3,350	\$3,113
3 Bdrm Unfurnished	1	\$3,400	\$3,400	\$3,400
3 Bdrm Furnished	0	\$0	\$0	\$0
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
Total Unfurnished	19	\$2,000	\$3,400	
Total Furnished	9	\$2,400	\$3,350	
<b>Total Units</b>	<b>28</b>	<b>\$2,000</b>	<b>\$3,400</b>	



## RENTED UNITS DURING LAST 3 MONTHS/UNIDADES RENTADAS EN LOS ULTIMOS 3 MESES

UNIT TYPE	# OF UNITS FOR RENT	AVG. LISTING \$	AVG. RENTED \$	AVG. RENT\$/LIST\$	AVG. DAYS ON MKT
1 Bdrm Unfurnished	7	\$2,014	\$1,968	97.7%	62
1 Bdrm Furnished	1	\$2,350	\$250	10.6%	62
2 Bdrm Unfurnished	11	\$2,799	\$2,718	97.1%	46
2 Bdrm Furnished	1	\$3,350	\$3,300	98.5%	95
3 Bdrm Unfurnished	3	\$3,817	\$3,783	99.1%	46
3 Bdrm Furnished	1	\$4,500	\$4,400	97.8%	124
4 Bdrm Unfurnished	0	0	0	0%	0
4 Bdrm Furnished	0	0	0	0%	0
Total Unfurnished	21				
Total Furnished	3				
<b>Total Units</b>	<b>24</b>				



FOR FURTHER INQUIRIES OR TO REQUEST ADDITIONAL STATISTICS PLEASE DO NOT HESITATE TO CONTACT ME AT **786-327-8874** OR **AMORALES.REALTOR@GMAIL.COM**





YOU CAN ALSO FIND MORE USEFUL INFORMATION FOR SELLERS, BUYERS & RENTERS WHEN VISITING  
[WWW.ADRIANMORALESREALTOR.COM](http://WWW.ADRIANMORALESREALTOR.COM)

- I believe knowledge and information are the keys to making the right decisions when buying, selling, renting and investing.
- Your Realtor should not only be a specialist in your area, but also an expert in your building and unit!
- Contact me if you need a Realtor that is knowledgeable & passionate about this property, has the experience of living in the building, will always be present to guide clients and other Realtors during showings, will be available any day & time including weekends, is capable of showing on short/immediate notice, is ready to use both his broker's and own tools & resources to market your unit in the most efficient way, and has a proven plan to rapidly sell your place at the best price possible.

**YOU CANNOT AFFORD TO WASTE TIME WITH MEDIOCRE SHOWINGS.  
 YOUR HOME NEEDS TO BE EXPOSED TO THE WORLD THE RIGHT WAY**



LET'S MEET, I AM READY AND MINUTES AWAY!



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