



MARKET REPORT

NOVEMBER 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

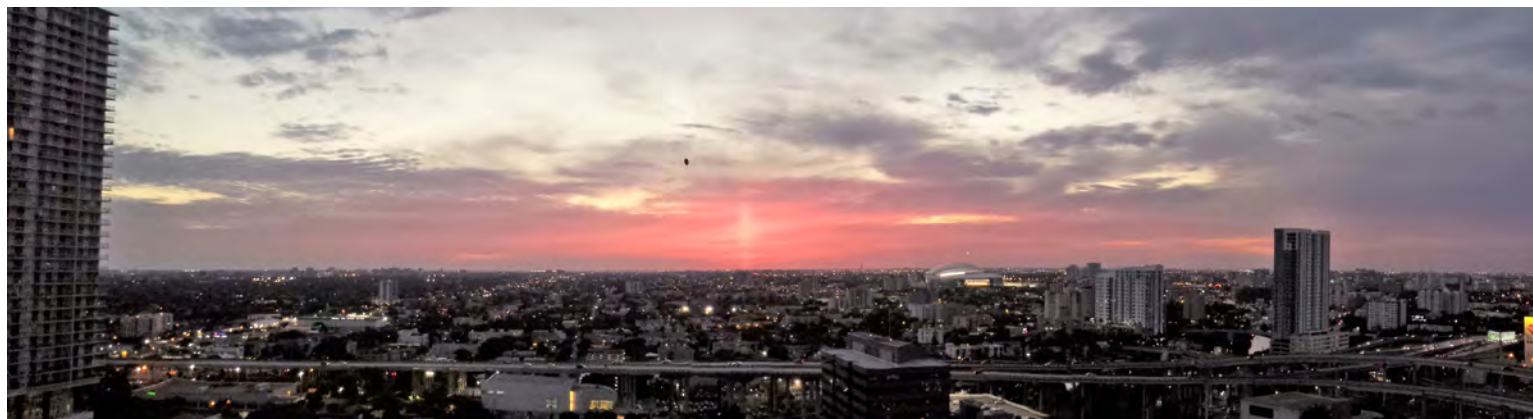
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FORTUNE
INTERNATIONAL REALTY

*All November 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	11	\$306,500	\$398,700	\$334,082	\$433	159 (5.3 months)
2 Bedroom	45	\$355,000	\$1,490,000	\$549,329	\$438	156 (5.2 months)
3 Bedroom	12	\$625,000	\$1,490,000	\$777,478	\$483	75 (2.5 months)
4 Bedroom	1	\$1,799,000	\$1,799,000	\$1,799,000	\$738	62 (2.1 months)
Full Building	69	\$306,500	\$1,799,000	\$572,803	\$450	141 (4.7 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 # 2109	1	1	0	1	279,000	250,000	120	764	327
2	92 SW 3rd St # 1207	1	1	1	1	280,000	275,000	220	789	349
3	92 SW 3 ST # 3009	1	1	0	0	278,000	279,000	545	764	365
4	92 SW 3 ST # 4808	1	1	1	1	299,000	290,000	327	760	382
5	92 SW 3 ST # 3908	1	1	0	1	319,900	295,000	385	754	391
6	92 SW 3 ST # 3811	2	2	0	1	435,000	410,000	165	1118	367
7	92 SW 3 ST # 1104	2	2	0	1	420,000	415,000	295	1121	370
8	92 SW 3 ST # 3504	2	2	0	1	448,000	430,000	165	1121	384
9	92 SW 3 ST # 2902	2	2	0	1	449,990	440,000	209	1110	396
10	92 SW 3 ST # 4102	2	2	0	1	459,000	445,000	105	1110	401
11	92 SW 3 ST # 1805	2	2	1	1	450,000	450,000	7	1340	336
12	92 SW 3 ST # 3902	2	2	0	1	495,000	450,000	306	1110	405
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 # 3101	3	3	0	1	690,000	635,000	79	1544	411
18	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	\$250,000	\$327	89.61	7
AVERAGE			1,136	\$468,549	\$406	\$446,056	\$388	95.62	181.39
MEDIAN			1,118	\$449,995	\$409	\$442,500	\$390	96.86	142.5



ADRIAN MORALES DOBRZYNSKI, PA

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMTK	LA SQFT	SP\$/SQFT
1	92 SW 3 ST # 2109	1	1	0	1	279,000	250,000	120	764	327
2	92 SW 3rd St # 1207	1	1	1	1	280,000	275,000	220	789	349
3	92 SW 3 ST # 3009	1	1	0	0	278,000	279,000	545	764	365
4	92 SW 3 ST # 3609	1	1	0	0	299,900	290,000	384	764	380
5	92 SW 3 ST # 4808	1	1	1	1	299,000	290,000	327	760	382
6	92 SW 3 ST # 3908	1	1	0	1	319,900	295,000	385	754	391
7	92 SW 3 ST # 4009	1	1	0	0	325,000	325,000	220	764	425
8	92 SW 3 ST # 2506	2	2	0	0	365,000	350,000	131	930	376
9	92 SW 3 ST # 3811	2	2	0	1	435,000	410,000	165	1118	367
10	92 SW 3 ST # 1104	2	2	0	1	420,000	415,000	295	1121	370
11	92 SW 3 ST # 3504	2	2	0	1	448,000	430,000	165	1121	384
12	92 SW 3 ST # 2902	2	2	0	1	449,990	440,000	209	1110	396
13	92 SW 3 ST # 4102	2	2	0	1	459,000	445,000	105	1110	401
14	92 SW 3 ST # 3902	2	2	0	1	495,000	450,000	306	1110	405
15	92 SW 3 ST # 1202	2	2	0	1	475,000	450,000	71	1110	405
16	92 SW 3 ST # 1805	2	2	1	1	450,000	450,000	7	1340	336
17	92 SW 3 ST # 2211	2	2	0	1	479,000	465,000	87	1118	416
18	92 SW 3 ST # 2911	2	2	0	1	485,000	475,000	43	1118	425
19	92 SW 3 ST # 2403	2	2	1	1	527,000	510,000	38	1235	413
20	92 SW 3 ST # 2201	3	3	0	1	640,000	600,000	111	1544	389
21	92 SW 3 ST # 3101	3	3	0	1	690,000	635,000	79	1544	411
22	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	\$250,000	\$327	89.61	7
AVERAGE			1,091.64	\$449,945	\$407	\$429,273	\$389	95.84	185.05
MEDIAN			1,110	\$448,995	\$409	\$435,000	\$390	96.74	148



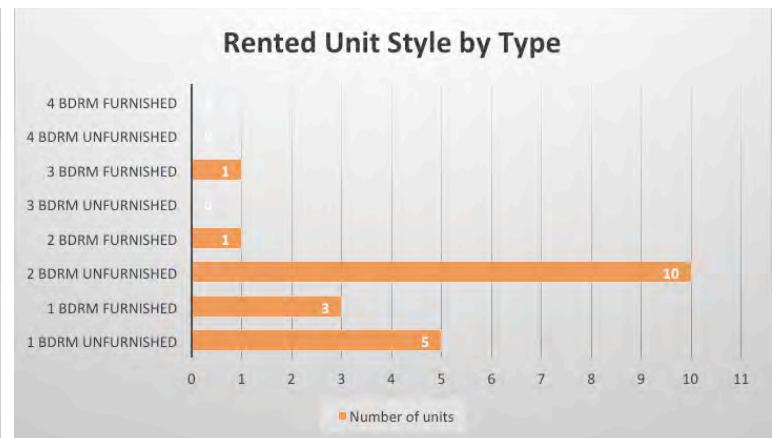
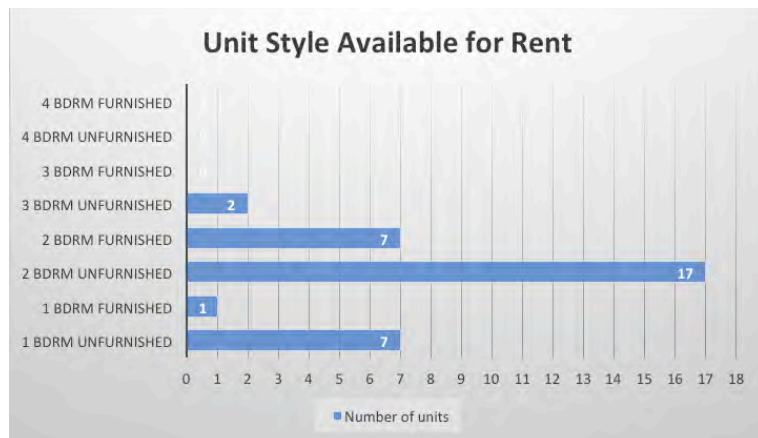
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	7	\$1,990	\$2,200	\$2,077
1 Bdrm Furnished	1	\$2,500	\$2,500	\$2,500
2 Bdrm Unfurnished	17	\$2,400	\$3,150	\$2,768
2 Bdrm Furnished	7	\$2,750	\$3,350	\$3,079
3 Bdrm Unfurnished	2	\$3,300	\$3,400	\$3,350
3 Bdrm Furnished	0	\$0	\$0	\$0
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
Total Unfurnished	26	\$1,990	\$2,200	
Total Furnished	8	\$2,500	\$2,500	
Total Units	34	\$1,990	\$2,200	



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	5	\$2,080	\$2,055	98.8%	57
1 Bdrm Furnished	3	\$2,333	\$2,367	101.5%	72
2 Bdrm Unfurnished	10	\$2,879	\$2,760	95.9%	104
2 Bdrm Furnished	1	\$3,350	\$3,300	98.5%	95
3 Bdrm Unfurnished	0	\$0	\$0	0%	0
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	15				
Total Furnished	5				
Total Units	20				



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

- 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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