

VIZCAYNE

MARKET REPORT

NOVEMBER 2015



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **127** 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 A CURRENT VIZCAYNE RESIDENT & TRUE BUILDING SPECIALIST



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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
Studio	14	\$195,000	\$350,000	\$278,679	\$494	223 (7.4 months)
1 Bedroom	48	\$235,000	\$550,000	\$359,154	\$412	197 (6.6 months)
2 Bedroom	50	\$395,000	\$1,000,000	\$588,768	\$496	160 (5.3 months)
3 Bedroom	15	\$795,000	\$3,870,000	\$1,513,800	\$613	199 (6.6 months)
4 Bedroom	0	\$0	\$0	\$0	\$0	0
Full Building	127	\$195,000	\$3,870,000	\$577,057	\$493	186 (6.2 months)



VIEW FROM VIZCAYNE

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMKT	LA SQFT	SP\$/SQFT
1	253 NE 2 ST # 227	0	1	0	1	195,000	195,000	438	563	346
2	253 NE 2 ST # 1106	1	1	0	1	275,378	275,000	247	806	341
3	253 NE 2 ST # 416	1	1	1	1	285,000	285,000	56	938	304
4	253 NE 2 ST # 2504	1	1	0	1	289,000	270,000	408	806	335
5	244 BISCAYNE BL # 2205	1	1	0	1	319,900	305,000	295	806	378
6	253 NE 2 ST # 3806	1	1	0	1	330,000	312,000	6	806	387
7	253 NE 2 ST # 2401	2	2		1	349,000	288,500	15	940	307
8	244 BISCAYNE BL # 3208	2	2	0	1	465,000	450,000	603	1203	374
9	253 NE 2 ST # 2710	2	2	0	1	469,999	450,000	193	1004	448
10	253 NE 2 ST # 3209	2	2	0	1	625,000	580,000	25	1363	426
11	244 BISCAYNE BL # 3102	2	2	0	1	669,000	388,000	245	1203	323

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,363	\$669,000	\$556	\$580,000	\$448	100	603
LOW	0	1	563	\$195,000	\$304	\$195,000	\$304	58	6
AVERAGE			948.91	\$388,389	\$400	\$345,318	\$361	91.74	230.09
MEDIAN			938	\$330,000	\$387	\$305,000	\$346	95.34	245



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

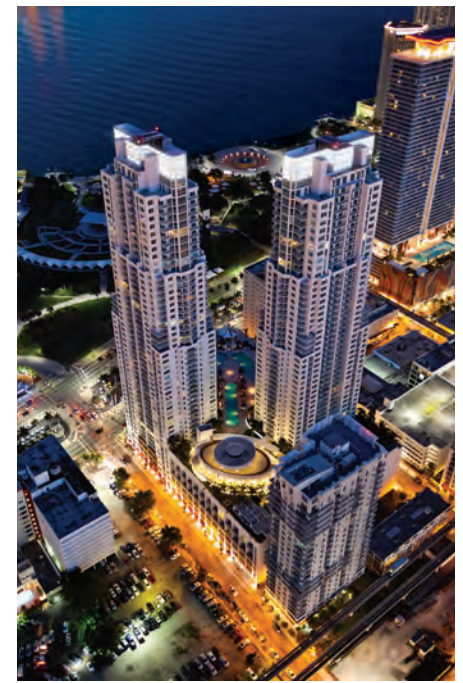
#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA SQFT	SP\$/SQFT
1	253 NE 2 ST # 227	0	1	0	1	195,000	195,000	438	563	346
2	253 NE 2 ST # 333	0	1	0	1	215,000	210,000	181	506	415
3	253 NE 2 ST # 1106	1	1	0	1	275,378	275,000	247	806	341
4	253 NE 2 ST # 416	1	1	1	1	285,000	285,000	56	938	304
5	253 NE 2 ST # 2504	1	1	0	1	289,000	270,000	408	806	335
6	244 BISCAYNE BL # 806	1	1	0	1	295,000	285,000	295	806	354
7	244 BISCAYNE BL # 804	1	1	0	1	299,000	270,000	112	806	335
8	244 BISCAYNE BL # 2205	1	1	0	1	319,900	305,000	295	806	378
9	244 BISCAYNE BL # 2204	1	1	0	0	325,000	300,000	86	806	372
10	253 NE 2 ST # 3806	1	1	0	1	330,000	312,000	6	806	387
11	244 BISCAYNE BL # 2304	1	1	0	0	348,000	315,000	147	806	391
12	253 NE 2 ST # 2401	2	2		1	349,000	288,500	15	940	307
13	244 BISCAYNE BL # 403	1	2	0	1	405,500	395,000	42	1140	346
14	244 BISCAYNE BL # 3208	2	2	0	1	465,000	450,000	603	1203	374
15	253 NE 2 ST # 2710	2	2	0	1	469,999	450,000	193	1004	448
16	244 BISCAYNE BL # 809	2	2	0	1	545,000	482,500	280	1058	456
17	253 NE 2 ST # 3209	2	2	0	1	625,000	580,000	25	1363	426
18	244 BISCAYNE BL # 3102	2	2	0	1	669,000	388,000	245	1203	323
19	244 BISCAYNE BL # 2403	3	2	1	1	879,000	877,000	182	1741	504
20	253 NE 2 ST # 4608	3	3	0	2	1,449,000	1,300,000	307	1970	660

UNIT TYPE	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	1,970	\$1,449,000	\$736	\$1,300,000	\$660	100	603
LOW	0	1	506	\$195,000	\$304	\$195,000	\$304	58	6
AVERAGE			1,003.85	\$451,639	\$425	\$411,650	\$390	92.6	208.15
MEDIAN			872	\$339,000	\$400	\$308,500	\$373	94.94	187.5



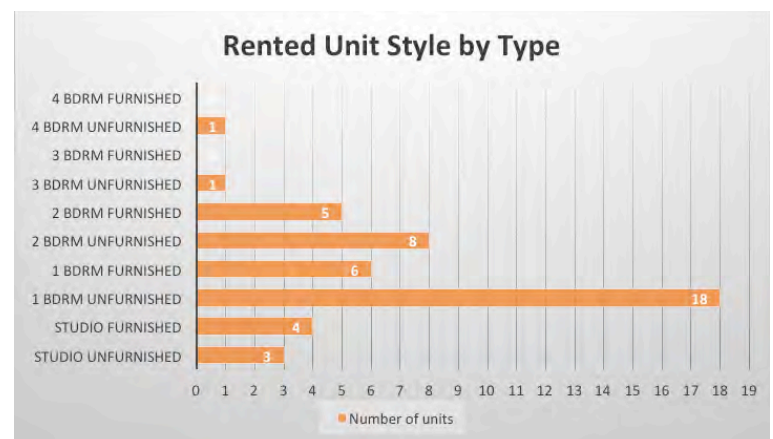
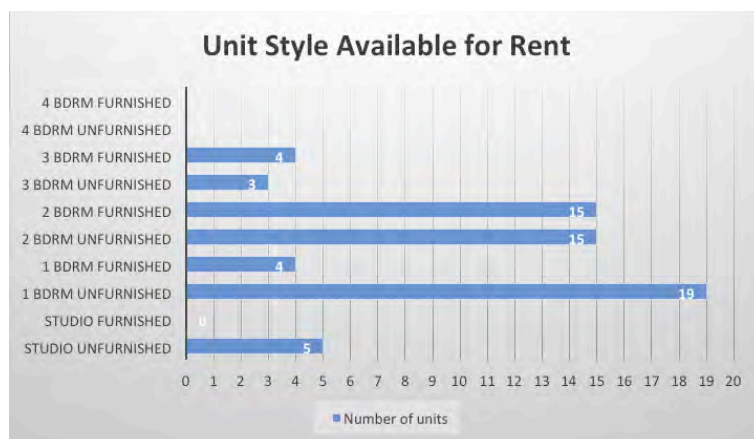
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	5	\$1,600	\$2,100	\$1,768
Studio Furnished	0	\$0	\$0	\$0
1 Bdrm Unfurnished	19	\$1,600	\$2,400	\$2,147
1 Bdrm Furnished	4	\$2,107	\$2,600	\$2,352
2 Bdrm Unfurnished	15	\$2,350	\$3,400	\$2,875
2 Bdrm Furnished	15	\$2,600	\$4,000	\$3,357
3 Bdrm Unfurnished	3	\$5,000	\$12,000	\$7,533
3 Bdrm Furnished	4	\$4,100	\$13,900	\$7,375
4 Bdrm Unfurnished	0	\$0	\$0	\$0
4 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	42	\$1,600	\$12,000	\$2,747
Total Furnished	23	\$1,600	\$13,900	\$3,881
Total Units	65			\$2,500



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
Studio Unfurnished	3	\$1,617	\$1,583	97.9%	39
Studio Furnished	4	\$1,775	\$1,725	97.2%	53
1 Bdrm Unfurnished	18	\$2,114	\$2,054	97.2%	100
1 Bdrm Furnished	6	\$2,300	\$2,250	97.8%	54
2 Bdrm Unfurnished	8	\$2,811	\$2,763	98.3%	70
2 Bdrm Furnished	5	\$3,220	\$3,210	99.7%	73
3 Bdrm Unfurnished	1	\$4,800	\$4,400	91.7%	148
3 Bdrm Furnished	0	\$0	\$0	0%	0
4 Bdrm Unfurnished	1	6250	6250	100.0%	43
4 Bdrm Furnished	0	0	0	0%	0
Total Unfurnished	31				
Total Furnished	15				
Total Units	46				



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'M A 20 SECOND ELEVATOR RIDE AWAY!



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