



# MARKET REPORT

## DECEMBER 2015



  
ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **74** 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**



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FORTUNE  
INTERNATIONAL REALTY

\*All December 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	13	\$310,000	\$398,700	\$333,646	\$427	142 (4.7 months)
2 Bedroom	48	\$355,000	\$1,490,000	\$542,133	\$446	163 (5.4 months)
3 Bedroom	12	\$625,000	\$1,490,000	\$769,144	\$478	82 (2.7 months)
4 Bedroom	1	\$1,699,000	\$1,699,000	\$1,699,900	\$697	62 (2 months)
<b>Full Building</b>	<b>74</b>	<b>\$310,000</b>	<b>\$1,699,000</b>	<b>\$557,965</b>	<b>\$448</b>	<b>143 (4.8 months)</b>



VIEW FROM MINT

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMTKT	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 # 2109	1	1	0	1	\$279,000	\$250,000	120	764	327
3	92 SW 3rd St # 1207	1	1	1	1	\$280,000	\$275,000	220	789	349
4	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	382
5	92 SW 3 ST # 3709	1	1	0	1	\$299,990	\$270,000	219	764	353
6	92 SW 3 ST # 4607	1	1	1	1	\$365,000	\$300,000	109	789	380
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 # 1805	2	2	1	1	\$450,000	\$450,000	7	1340	336
11	92 SW 3 ST # 4102	2	2	0	1	\$459,000	\$445,000	105	1110	401
12	92 SW 3 ST # 2211	2	2	0	1	\$479,000	\$465,000	87	1118	416
13	92 SW 3 ST # 2911	2	2	0	1	\$485,000	\$475,000	43	1118	425
14	92 SW 3 ST # 3902	2	2	0	1	\$495,000	\$450,000	306	1110	405
15	92 SW 3 ST # 2201	3	3	0	1	\$640,000	\$600,000	111	1544	389
16	92 SW 3 ST # 3101	3	3	0	1	\$690,000	\$635,000	79	1544	411
17	92 SW 3 ST # 307	3	3	0	0	\$710,000	\$675,000	135	1573	429
18	92 SW 3 ST # 5207	3	3	1	2	\$1,000,000	\$915,000	58	2028	451

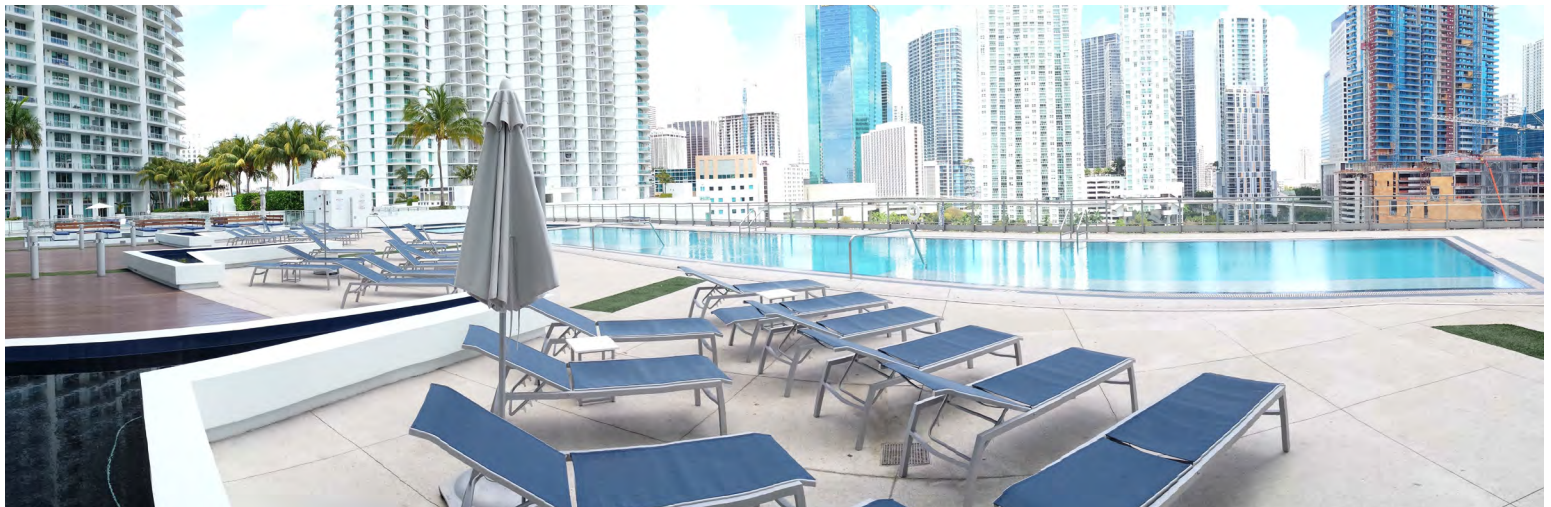
	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	2,028	\$1,000,000	\$493	\$915,000	\$451	100.36	545
LOW	1	1	760	\$278,000	\$336	\$250,000	\$327	89.61	7
<b>AVERAGE</b>			<b>1,137.06</b>	<b>\$473,721</b>	<b>\$405</b>	<b>\$447,722</b>	<b>\$387</b>	<b>95.86</b>	<b>174.44</b>
<b>MEDIAN</b>			<b>1,114</b>	<b>\$449,995</b>	<b>\$405</b>	<b>\$442,500</b>	<b>\$389</b>	<b>96.99</b>	<b>127.5</b>



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMTKT	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 # 2109	1	1	0	1	\$279,000	\$250,000	120	764	327
3	92 SW 3rd St # 1207	1	1	1	1	\$280,000	\$275,000	220	789	349
4	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	382
5	92 SW 3 ST # 3609	1	1	0	0	\$299,900	\$290,000	384	764	380
6	92 SW 3 ST # 3709	1	1	0	1	\$299,990	\$270,000	219	764	353
7	92 SW 3 ST # 3908	1	1	0	1	\$319,900	\$295,000	385	754	391
8	92 SW 3 ST # 4009	1	1	0	0	\$325,000	\$325,000	220	764	425
9	92 SW 3 ST # 2506	2	2	0	0	\$365,000	\$350,000	131	930	376
10	92 SW 3 ST # 4607	1	1	1	1	\$365,000	\$300,000	109	789	380
11	92 SW 3 ST # 1104	2	2	0	1	\$420,000	\$415,000	295	1121	370
12	92 SW 3 ST # 3811	2	2	0	1	\$435,000	\$410,000	165	1118	367
13	92 SW 3 ST # 3504	2	2	0	1	\$448,000	\$430,000	165	1121	384
14	92 SW 3 ST # 2902	2	2	0	1	\$449,990	\$440,000	209	1110	396
15	92 SW 3 ST # 1805	2	2	1	1	\$450,000	\$450,000	7	1340	336
16	92 SW 3 ST # 4102	2	2	0	1	\$459,000	\$445,000	105	1110	401
17	92 SW 3 ST # 1202	2	2	0	1	\$475,000	\$450,000	71	1110	405
18	92 SW 3 ST # 2211	2	2	0	1	\$479,000	\$465,000	87	1118	416
19	92 SW 3 ST # 2911	2	2	0	1	\$485,000	\$475,000	43	1118	425
20	92 SW 3 ST # 3902	2	2	0	1	\$495,000	\$450,000	306	1110	405
21	92 SW 3 ST # 2403	2	2	1	1	\$527,000	\$510,000	38	1235	413
22	92 SW 3 ST # 2201	3	3	0	1	\$640,000	\$600,000	111	1544	389
23	92 SW 3 ST # 3101	3	3	0	1	\$690,000	\$635,000	79	1544	411
24	92 SW 3 ST # 307	3	3	0	0	\$710,000	\$675,000	135	1573	429
25	92 SW 3 ST # 5207	3	3	1	2	\$1,000,000	\$915,000	58	2028	451

	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			1,085.68	\$450,951	\$407	\$427,560	\$389	95.84	181.36
MEDIAN			1,110	\$448,000	\$409	\$430,000	\$390	96.74	135





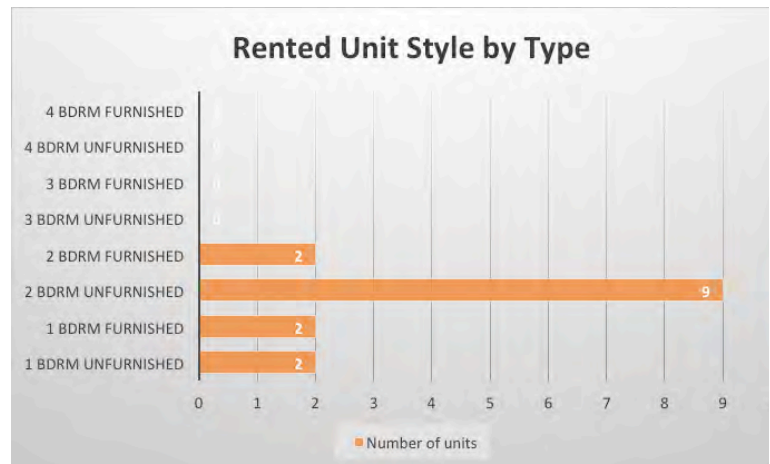
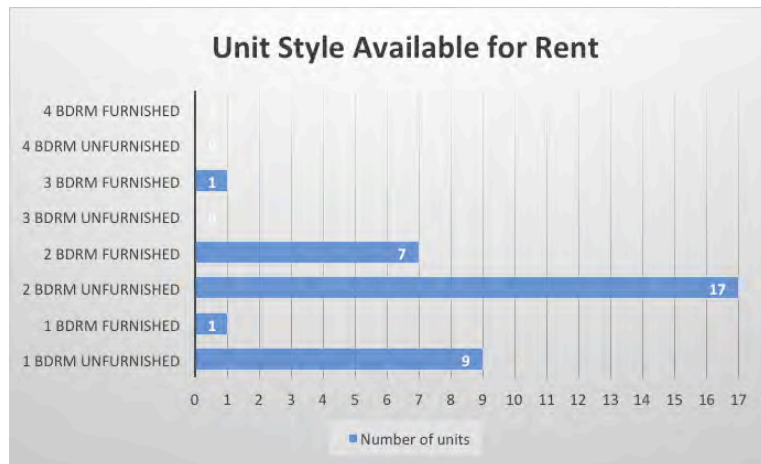
## CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	9	\$2,000	\$2,450	\$2,120
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	\$3,129
3 Bdrm Unfurnished	0	\$0	\$0	\$0
3 Bdrm Furnished	1	\$6,500	\$6,500	\$6,500
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
<b>Total Unfurnished</b>	<b>26</b>	<b>\$2,000</b>	<b>\$3,150</b>	
<b>Total Furnished</b>	<b>9</b>	<b>\$2,500</b>	<b>\$6,500</b>	
<b>Total Units</b>	<b>35</b>	<b>\$2,000</b>	<b>\$6,500</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	2	\$2,150	\$2,100	97.7%	51
1 Bdrm Furnished	2	\$2,375	\$2,325	97.9%	78
2 Bdrm Unfurnished	9	\$2,938	\$2,828	96.3%	100
2 Bdrm Furnished	2	\$3,000	\$2,950	98.3%	6
3 Bdrm Unfurnished	0	\$0	\$0	0%	0
3 Bdrm Furnished	0	\$0	\$0	0%	0
4 Bdrm Unfurnished	0	0	0	0%	0
4 Bdrm Furnished	0	0	0	0%	0
<b>Total Unfurnished</b>	<b>11</b>				
<b>Total Furnished</b>	<b>4</b>				
<b>Total Units</b>	<b>15</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 ORDINARY 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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