

VIZCAYNE

MARKET REPORT

DECEMBER 2015



ADRIAN MORALES DOBRZYNSKI, PA



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **122** 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 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
Studio	9	\$195,000	\$330,000	\$278,278	\$465	179 (6.0 months)
1 Bedroom	50	\$235,000	\$550,000	\$363,339	\$417	173 (5.8 months)
2 Bedroom	49	\$380,000	\$1,000,000	\$593,127	\$499	138 (4.6 months)
3 Bedroom	14	\$849,000	\$3,870,000	\$1,543,643	\$800	107 (3.6 months)
4 Bedroom	0	\$0	\$0	\$0	\$0	0
Full Building	122	\$195,000	\$3,870,000	\$584,801	\$501	153 (5.1 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 # 2504	1	1	0	1	\$289,000	\$270,000	408	806	\$335
3	253 NE 2 ST # 1106	1	1	0	1	\$275,378	\$275,000	247	806	\$341
4	253 NE 2 ST # 2606	1	1	0	1	\$299,000	\$285,000	154	881	\$323
5	253 NE 2 ST # 416	1	1	1	1	\$285,000	\$285,000	56	938	\$304
6	253 NE 2 ST # 2401	2	2	0	1	\$349,000	\$288,500	15	940	\$307
7	244 BISCAYNE BL # 2205	1	1	0	1	\$319,900	\$305,000	295	806	\$378
8	253 NE 2 ST # 2806	1	1	0	1	\$315,000	\$305,000	6	806	\$378
9	244 BISCAYNE BL # 3102	2	2	0	1	\$669,000	\$388,000	245	1,203	\$323
10	253 NE 2 ST # 4704	2	2	0	1	\$455,000	\$396,000	526	1,293	\$306
11	253 NE 2 ST # 2109	2	2	0	1	\$449,000	\$449,000	53	1,058	\$424
12	244 BISCAYNE BL # 3208	2	2	0	1	\$465,000	\$450,000	603	1,203	\$374
13	253 NE 2 ST # 2710	2	2	0	1	\$469,999	\$450,000	193	1,004	\$448
14	253 NE 2 ST # 3209	2	2	0	1	\$625,000	\$580,000	25	1,363	\$426

	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			960.08	\$390,020	\$399	\$351,536	\$358	91.46	233.14
MEDIAN			940	\$334,450	\$379	\$305,000	\$344	95.54	219



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

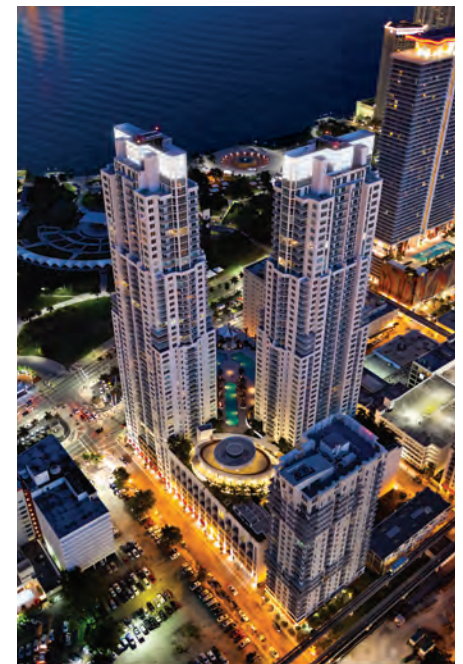
#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMTKT	LA SQFT	SP\$/SQFT
1	253 NE 2 ST # 227	0	1	0	1	\$195,000	\$195,000	438	563	346
2	253 NE 2 ST # 333	0	1	0	1	\$215,000	\$210,000	181	506	415
3	244 BISCAYNE BL # 804	1	1	0	1	\$299,000	\$270,000	112	806	335
4	253 NE 2 ST # 2504	1	1	0	1	\$289,000	\$270,000	408	806	335
5	253 NE 2 ST # 1106	1	1	0	1	\$275,378	\$275,000	247	806	341
6	244 BISCAYNE BL # 806	1	1	0	1	\$295,000	\$285,000	295	806	354
7	253 NE 2 ST # 2606	1	1	0	1	\$299,000	\$285,000	154	881	323
8	253 NE 2 ST # 416	1	1	1	1	\$285,000	\$285,000	56	938	304
9	253 NE 2 ST # 2401	2	2	0	1	\$349,000	\$288,500	15	940	307
10	244 BISCAYNE BL # 2204	1	1	0	0	\$325,000	\$300,000	86	806	372
11	244 BISCAYNE BL # 2205	1	1	0	1	\$319,900	\$305,000	295	806	378
12	253 NE 2 ST # 2806	1	1	0	1	\$315,000	\$305,000	6	806	378
13	253 NE 2 ST # 3806	1	1	0	1	\$330,000	\$312,000	6	806	387
14	244 BISCAYNE BL # 2304	1	1	0	0	\$348,000	\$315,000	147	806	391
15	244 BISCAYNE BL # 3102	2	2	0	1	\$669,000	\$388,000	245	1203	323
16	244 BISCAYNE BL # 403	1	2	0	1	\$405,500	\$395,000	42	1140	346
17	253 NE 2 ST # 4704	2	2	0	1	\$455,000	\$396,000	526	1293	306
18	253 NE 2 ST # 2109	2	2	0	1	\$449,000	\$449,000	53	1058	424
19	244 BISCAYNE BL # 3208	2	2	0	1	\$465,000	\$450,000	603	1203	374
20	253 NE 2 ST # 2710	2	2	0	1	\$469,999	\$450,000	193	1004	448
21	244 BISCAYNE BL # 809	2	2	0	1	\$545,000	\$482,500	280	1058	456
22	253 NE 2 ST # 3209	2	2	0	1	\$625,000	\$580,000	25	1363	426
23	244 BISCAYNE BL # 2403	3	2	1	1	\$879,000	\$877,000	182	1741	504

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,741	\$879,000	\$556	\$877,000	\$504	100	603
LOW	0	1	506	\$195,000	\$304	\$195,000	\$304	58	6
AVERAGE			952.55	\$395,729	\$409	\$363,826	\$376	92.75	199.78
MEDIAN			872	\$330,000	\$397	\$305,000	\$372	95.34	181



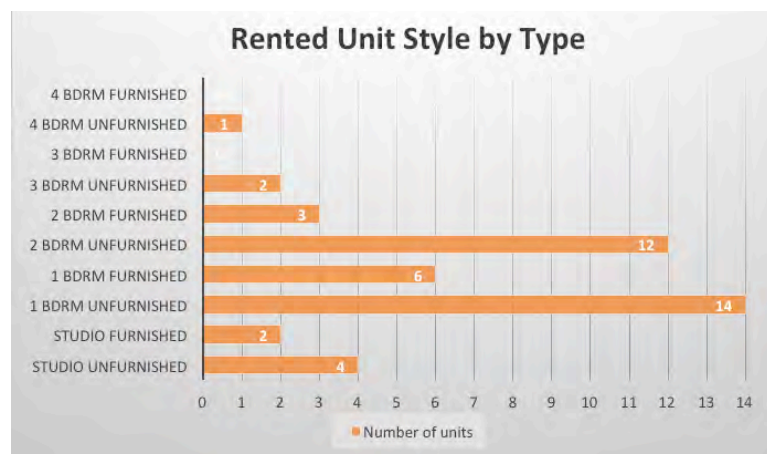
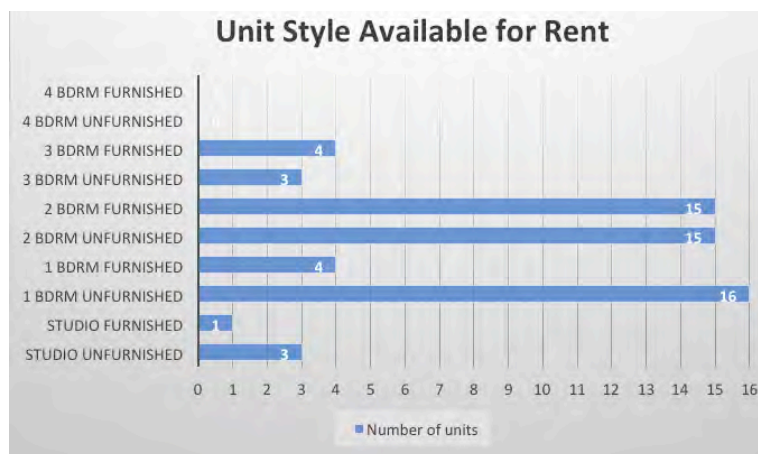
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	3	\$1,600	\$1,875	\$1,692
Studio Furnished	1	\$1,800	\$1,800	\$1,800
1 Bdrm Unfurnished	16	\$1,900	\$2,250	\$2,087
1 Bdrm Furnished	4	\$2,000	\$3,050	\$2,475
2 Bdrm Unfurnished	15	\$2,350	\$3,400	\$2,837
2 Bdrm Furnished	15	\$2,600	\$6,000	\$3,753
3 Bdrm Unfurnished	3	\$5,000	\$12,000	\$7,533
3 Bdrm Furnished	4	\$4,100	\$12,000	\$7,650
4 Bdrm Unfurnished	0	\$0	\$0	\$0
4 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	37	\$1,600	\$12,000	
Total Furnished	24	\$1,800	\$12,000	
Total Units	61	\$1,600	\$12,000	



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	4	\$1,600	\$1,569	98.1%	41
Studio Furnished	2	\$1,825	\$1,800	98.6%	41
1 Bdrm Unfurnished	14	\$2,122	\$2,073	97.7%	59
1 Bdrm Furnished	6	\$2,267	\$2,317	102.2%	43
2 Bdrm Unfurnished	12	\$2,670	\$2,613	97.9%	54
2 Bdrm Furnished	3	\$3,133	\$3,133	100.0%	59
3 Bdrm Unfurnished	2	\$4,538	\$4,275	94.2%	75
3 Bdrm Furnished	0	\$0	\$0	0%	0
4 Bdrm Unfurnished	1	\$6,250	\$6,250	100.0%	43
4 Bdrm Furnished	0	0	0	0%	0
Total Unfurnished	33				
Total Furnished	11				
Total Units	44				



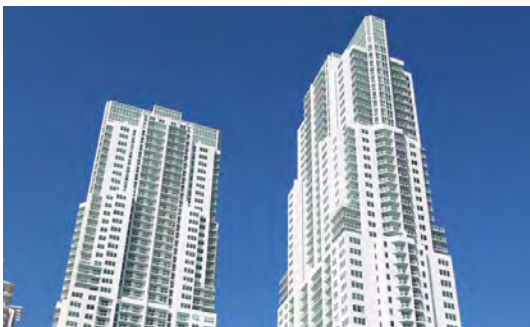
FOR FURTHER INQUIRIES OR TO REQUEST ADDITIONAL STATISTICS PLEASE DO NOT HESITATE TO CONTACT ME AT **786-327-8874** OR **AMORALES.REALTOR@GMAIL.COM**



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 ORDINARY 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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