



MARKET REPORT

DECEMBER 2015



ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **50** 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 RIVERFRONT RESIDENT & TRUE BUILDING SPECIALIST



ADRIAN MORALES DOBRZYNSKI, PA

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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	0	\$0	\$0	\$0	\$0	0
1 Bedroom	18	\$259,000	\$350,000	\$290,299	\$406	167 (5.6 MONTHS)
2 Bedroom	28	\$365,000	\$480,000	\$399,056	\$388	140 (4.7 MONTHS)
3 Bedroom	4	\$470,000	\$569,000	\$509,725	\$378	82 (2.7 MONTHS)
Full Building	50	\$259,000	\$569,000	\$368,757	\$395	144 (4.8 MONTHS)



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMKT	LA SQFT	SP\$/SQFT
1	350 S MIAMI AV # 3212	1	1	0	1	\$289,000	\$240,000	27	704	\$341
2	350 S MIAMI AV # 1411	1	1	0	1	\$257,800	\$250,054	12	704	\$355
3	350 S MIAMI AV # 3307	1	1	0	1	\$315,000	\$255,000	239	768	\$332
4	350 S MIAMI AV # 2009	1	1	0	1	\$264,900	\$264,900	104	740	\$358
5	350 S MIAMI AV # 3009	1	1	0	1	\$269,000	\$269,000	137	740	\$364
6	350 S MIAMI AV # 3309	1	1	0	1	\$279,000	\$270,000	70	740	\$365
7	350 S MIAMI AV # 711	1	1	1	1	\$309,900	\$287,500	130	820	\$351
8	350 S MIAMI AV # 1603	2	2	0	1	\$365,000	\$343,000	50	1,075	\$319
9	350 S MIAMI AV # 2803	2	2	0	1	\$380,000	\$375,000	41	1,075	\$349
10	350 S MIAMI AV # 3804	2	2	0	1	\$387,000	\$375,000	170	1,075	\$349
11	350 S MIAMI AV # 3001	3	2	0	1	\$487,800	\$469,000	313	1,385	\$339
12	350 S MIAMI AV # 1601	3	2	0	1	\$499,000	\$475,000	104	1,385	\$343

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,385	\$499,000	\$411	\$475,000	\$365	100	313
LOW	1	1	704	\$257,800	\$340	\$240,000	\$319	80.95	12
AVERAGE			934.25	\$341,950	\$370	\$322,788	\$347	94.2	116.42
MEDIAN			794	\$312,450	\$364	\$278,750	\$349	96.77	104



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

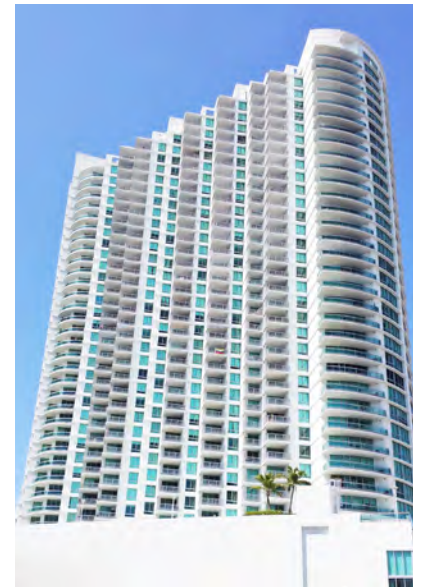
#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA SQFT	SP\$/SQFT
1	350 S MIAMI AV # 3212	1	1	0	1	\$289,000	\$240,000	27	704	\$341
2	350 S MIAMI AV # 1411	1	1	0	1	\$257,800	\$250,054	12	704	\$355
3	350 S MIAMI AV # 1907	1	1	0	1	\$264,900	\$255,000	243	768	\$332
4	350 S MIAMI AV # 3307	1	1	0	1	\$315,000	\$255,000	239	768	\$332
5	350 S MIAMI AV # 2408	1	1	0	1	\$269,000	\$260,000	282	768	\$339
6	350 S MIAMI AV # 2009	1	1	0	1	\$264,900	\$264,900	104	740	\$358
7	350 S MIAMI AV # 3612	1	1	0	1	\$270,000	\$267,500	54	704	\$380
8	350 S MIAMI AV # 3009	1	1	0	1	\$269,000	\$269,000	137	740	\$364
9	350 S MIAMI AV # 3309	1	1	0	1	\$279,000	\$270,000	70	740	\$365
10	350 S MIAMI AV # 2708	1	1	0	1	\$299,000	\$282,500	321	768	\$368
11	350 S MIAMI AV # 3508	1	1	0	1	\$299,000	\$285,224	336	768	\$371
12	350 S MIAMI AV # 711	1	1	1	1	\$309,900	\$287,500	130	820	\$351
13	350 S MIAMI AV # 3413	2	2	0	0	\$349,900	\$335,000	220	920	\$364
14	350 S MIAMI AV # 1603	2	2	0	1	\$365,000	\$343,000	50	1075	\$319
15	350 S MIAMI AV # 1606	2	2	0	1	\$369,500	\$355,950	254	1048	\$340
16	350 S MIAMI AV # 1906	2	2	0	1	\$420,000	\$370,000	65	1048	\$353
17	350 S MIAMI AV # 2803	2	2	0	1	\$380,000	\$375,000	41	1075	\$349
18	350 S MIAMI AV # 2004	2	2	0	1	\$399,990	\$375,000	36	1075	\$349
19	350 S MIAMI AV # 3804	2	2	0	1	\$387,000	\$375,000	170	1075	\$349
20	350 S Miami Ave. # 2301	2	2	0	1	\$427,500	\$406,799	26	1385	\$294
21	350 S MIAMI AV # 3401	3	2	0	1	\$449,900	\$430,000	156	1385	\$310
22	350 S MIAMI AV # 2201	3	2	0	1	\$470,000	\$440,000	161	1385	\$318
23	350 S MIAMI AV # 3001	3	2	0	1	\$487,800	\$469,000	313	1385	\$339
24	350 S MIAMI AV # 1601	3	2	0	1	\$499,000	\$475,000	104	1385	\$343
25	350 S MIAMI AV # 4102	3	2	0	1	\$498,000	\$489,000	22	0	\$0

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,385	\$499,000	\$411	\$489,000	\$380	100	336
LOW	1	1	704	\$257,800	\$0	\$240,000	\$0	80.95	12
AVERAGE			968.04	\$355,604	\$350	\$337,017	\$331	94.77	142.92
MEDIAN			870	\$349,900	\$362	\$335,000	\$349	95.94	130



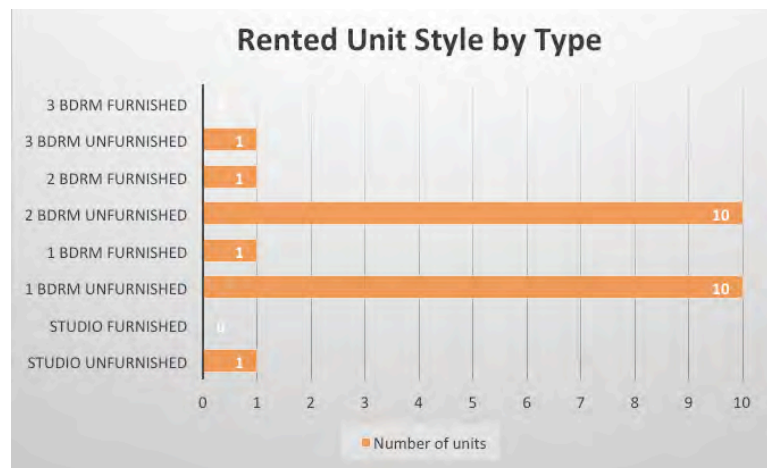
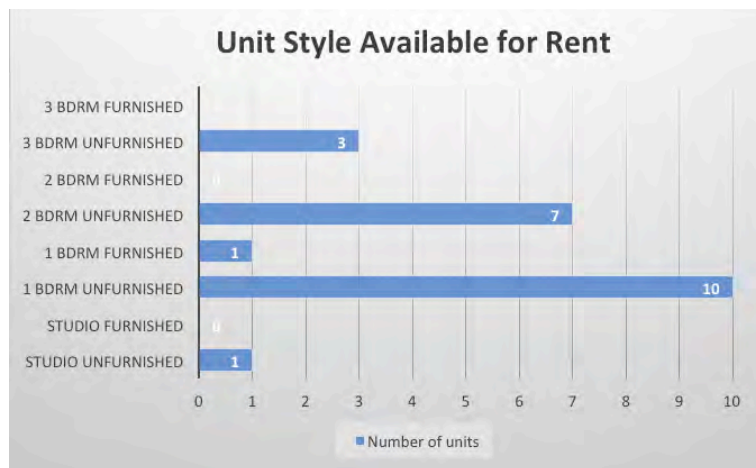
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	1	\$1,750	\$1,750	\$1,750
Studio Furnished	0	\$0	\$0	\$0
1 Bdrm Unfurnished	10	\$1,800	\$2,150	\$1,945
1 Bdrm Furnished	1	\$1,900	\$1,900	\$1,900
2 Bdrm Unfurnished	7	\$2,350	\$2,600	\$2,486
2 Bdrm Furnished	0	\$0	\$0	\$0
3 Bdrm Unfurnished	3	\$2,800	\$2,900	\$2,850
3 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	21	\$1,750	\$2,900	
Total Furnished	1	\$1,900	\$1,900	
Total Units	22	\$1,750	\$2,900	



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	1	\$1,650	\$1,650	100.0%	24
Studio Furnished	0	\$0	\$0	0%	0
1 Bdrm Unfurnished	10	\$1,895	\$1,790	94.5%	40
1 Bdrm Furnished	1	\$2,350	\$2,500	106.4%	1
2 Bdrm Unfurnished	10	\$2,450	\$2,368	96.7%	45
2 Bdrm Furnished	1	\$2,700	\$2,600	96.3%	49
3 Bdrm Unfurnished	1	2750	2750	100.0%	27
3 Bdrm Furnished	0	0	0	0%	0
Total Unfurnished	22				
Total Furnished	2				
Total Units	24				



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 at this Riverfront Community, 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 & ONLY MINUTES AWAY!



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