



MARKET REPORT

JANUARY 2016



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



ADRIAN MORALES DOBRZYNSKI, PA
REALTOR-ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amorales.realtor@gmail.com
www.AdrianMoralesRealtor.com

FORTUNE
INTERNATIONAL REALTY

*All January 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. \$/Ft ²	AVG. DAYS ON THE MARKET
1 Bedroom	11	\$279,000	\$360,000	\$318,455	\$410	188 (6.3 months)
2 Bedroom	51	\$339,900	\$1,490,000	\$546,537	\$427	157 (5.2 months)
3 Bedroom	11	\$625,000	\$1,490,000	\$766,711	\$475	63 (2.1 months)
4 Bedroom	1	\$1,699,900	\$1,699,900	\$1,699,900	\$697	62 (2.1 months)
Full Building	74	\$279,000	\$1,490,000	\$560,948	\$435	140 (4.7 months)



VIEW FROM MINT

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft ²	SP\$/Ft ²
1	92 SW 3 ST # 2109	1	1	0	1	\$279,000	\$250,000	120	764	\$327
2	92 SW 3 ST # 3709	1	1	0	1	\$299,990	\$270,000	219	764	\$353
3	92 SW 3 ST # 3409	1	1	0	1	\$280,000	\$275,000	239	764	\$360
4	92 SW 3rd St # 1207	1	1	1	1	\$280,000	\$275,000	220	789	\$349
5	92 SW 3 ST # 3009	1	1	0	0	\$278,000	\$279,000	545	764	\$365
6	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	\$382
7	92 SW 3 # 4709	1	1	0	1	\$320,000	\$300,000	113	764	\$365
8	92 SW 3 ST # 4607	1	1	1	1	\$365,000	\$300,000	109	789	\$380
9	92 SW 3 ST # 1104	2	2	0	1	\$420,000	\$415,000	295	1121	\$370
10	92 SW 3 ST # 3504	2	2	0	1	\$448,000	\$430,000	165	1121	\$384
11	92 SW 3 ST # 2402	2	2	0	1	\$445,000	\$435,000	173	1110	\$392
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 # 1805	2	2	1	1	\$450,000	\$450,000	7	1340	\$336
15	92 SW 3 ST # 3101	3	3	0	1	\$690,000	\$635,000	79	1544	\$411
16	92 SW 3 ST # 307	3	3	0	0	\$710,000	\$675,000	135	1573	\$429

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	1,573	\$710,000	\$463	\$675,000	\$429	100.36	545
LOW	1	1	760	\$278,000	\$336	\$250,000	\$327	89.61	7
AVERAGE			1,015.25	\$404,561	\$397	\$385,250	\$375	96.67	191.25
MEDIAN			965.5	\$392,500	\$397	\$357,500	\$375	97.39	169



ADRIAN MORALES DOBRZYNSKI, PA

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft²	SP\$/Ft²
1	92 SW 3 ST # 2109	1	1	0	1	\$279,000	\$250,000	120	764	\$327
2	92 SW 3 ST # 3709	1	1	0	1	\$299,990	\$270,000	219	764	\$353
3	92 SW 3 ST # 3409	1	1	0	1	\$280,000	\$275,000	239	764	\$360
4	92 SW 3rd St # 1207	1	1	1	1	\$280,000	\$275,000	220	789	\$349
5	92 SW 3 ST # 3009	1	1	0	0	\$278,000	\$279,000	545	764	\$365
6	92 SW 3 ST # 3609	1	1	0	0	\$299,900	\$290,000	384	764	\$380
7	92 SW 3 ST # 4808	1	1	1	1	\$299,000	\$290,000	327	760	\$382
8	92 SW 3 ST # 3908	1	1	0	1	\$319,900	\$295,000	385	754	\$391
9	92 SW 3 # 4709	1	1	0	1	\$320,000	\$300,000	113	764	\$365
10	92 SW 3 ST # 4607	1	1	1	1	\$365,000	\$300,000	109	789	\$380
11	92 SW 3 ST # 4009	1	1	0	0	\$325,000	\$325,000	220	764	\$425
12	92 SW 3 ST # 2506	2	2	0	0	\$365,000	\$350,000	131	930	\$376
13	92 SW 3 ST # 3811	2	2	0	1	\$435,000	\$410,000	165	1118	\$367
14	92 SW 3 ST # 1104	2	2	0	1	\$420,000	\$415,000	295	1121	\$370
15	92 SW 3 ST # 3504	2	2	0	1	\$448,000	\$430,000	165	1121	\$384
16	92 SW 3 ST # 2402	2	2	0	1	\$445,000	\$435,000	173	1110	\$392
17	92 SW 3 ST # 2902	2	2	0	1	\$449,990	\$440,000	209	1110	\$396
18	92 SW 3 ST # 4102	2	2	0	1	\$459,000	\$445,000	105	1110	\$401
19	92 SW 3 ST # 3902	2	2	0	1	\$495,000	\$450,000	306	1110	\$405
20	92 SW 3 ST # 1202	2	2	0	1	\$475,000	\$450,000	71	1110	\$405
21	92 SW 3 ST # 1805	2	2	1	1	\$450,000	\$450,000	7	1340	\$336
22	92 SW 3 ST # 2211	2	2	0	1	\$479,000	\$465,000	87	1118	\$416
23	92 SW 3 ST # 2911	2	2	0	1	\$485,000	\$475,000	43	1118	\$425
24	92 SW 3 ST # 2403	2	2	1	1	\$527,000	\$510,000	38	1235	\$413
25	92 SW 3 ST # 2201	3	3	0	1	\$640,000	\$600,000	111	1544	\$389
26	92 SW 3 ST # 3101	3	3	0	1	\$690,000	\$635,000	79	1544	\$411
27	92 SW 3 ST # 307	3	3	0	0	\$710,000	\$675,000	135	1573	\$429
28	92 SW 3 ST # 5207	3	3	1	2	\$1,000,000	\$915,000	58	2028	\$451

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	21,369	\$1,000,000	\$493	\$915,000	\$451	100.36	545
LOW	0	0	754	\$278,000	\$336	\$250,000	\$314	72.64	7
AVERAGE			1,765.72	\$742,854	\$409	\$634,448	\$385	94.83	178.79
MEDIAN			1,110	\$445,000	\$414	\$430,000	\$384	96.7	135



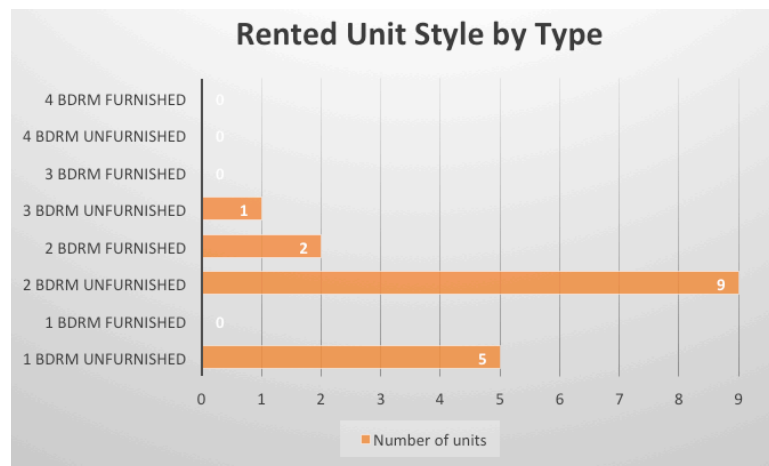
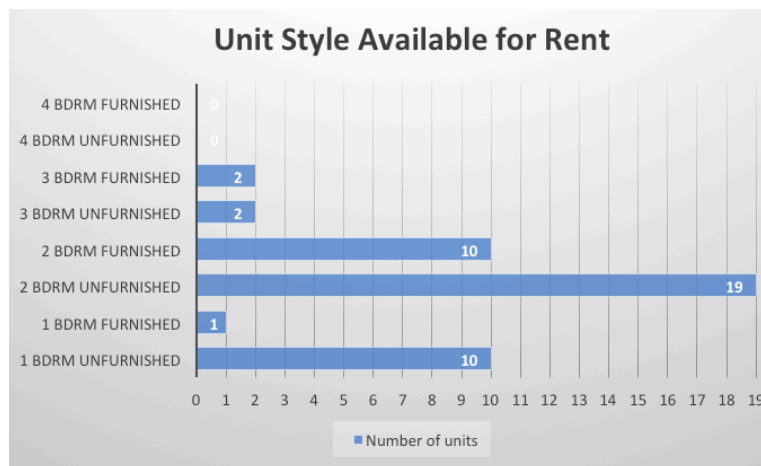
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	10	\$1,900	\$2,450	\$2,090
1 Bdrm Furnished	1	\$2,500	\$2,500	\$2,500
2 Bdrm Unfurnished	19	\$2,400	\$3,150	\$2,748
2 Bdrm Furnished	10	\$2,600	\$3,650	\$3,127
3 Bdrm Unfurnished	2	\$3,450	\$3,500	\$3,475
3 Bdrm Furnished	2	\$4,500	\$8,500	\$6,500
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
Total Unfurnished	31	\$1,900	\$3,500	
Total Furnished	13	\$2,500	\$8,500	
Total Units	44	\$1,900	\$8,500	



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
1 Bdrm Unfurnished	5	\$2,070	\$2,010	97.1%	72
1 Bdrm Furnished	0	\$0	\$0	0%	0
2 Bdrm Unfurnished	9	\$2,877	\$2,778	96.6%	67
2 Bdrm Furnished	2	\$2,975	\$2,900	97.5%	123
3 Bdrm Unfurnished	1	\$3,300	\$3,200	97.0%	89
3 Bdrm Furnished	0	\$0	\$0	0%	0
4 Bdrm Unfurnished	0	0	\$0	0%	0
4 Bdrm Furnished	0	0	\$0	0%	0
Total Unfurnished	15				
Total Furnished	2				
Total Units	17				



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



FIND MORE INFORMATION FOR SELLERS, BUYERS & RENTERS AT
www.AdrianMoralesRealtor.com

- I believe knowledge and information are the keys to making the right decisions when buying, selling, renting and investing.
- I am passionate about my neighborhood and I love educating people about the fantastic transformation that is happening in Downtown Miami.
- To Buyers & Investors: This is a wonderful time to take advantage of the competitive prices and amazing opportunities available in these early stages of the city's evolution.
- To Sellers I say: Hire a specialist in your area, building and unit. See if your Realtor has a real world strategy to highlight your property and beat its competition fast!

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!



ADRIAN MORALES DOBRZYNSKI, P.A.
REALTOR ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amoralessrealtor@gmail.com
www.AdrianMoralesRealtor.com

 /amoralessrealtor

 /in/adrianmoralessdobrzynski

 adrianmoraless_miami