

VIZCAYNE

MARKET REPORT

FEBRUARY 2016



ADRIAN MORALES DOBRZYNSKI, PA



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **129** 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



ADRIAN MORALES DOBRZYNSKI, PA
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FORTUNE
INTERNATIONAL REALTY

*All February 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
Studio	8	\$194,900	\$330,000	\$277,488	\$481	283 (9.4 months)
1 Bedroom	57	\$288,000	\$500,000	\$360,284	\$390	149 (5.0 months)
2 Bedroom	52	\$350,000	\$950,000	\$579,546	\$483	133 (4.4 months)
3 Bedroom	11	\$784,000	\$2,995,000	\$1,150,000	\$664	91 (3.0 months)
4 Bedroom	1	\$1,695,000	\$1,695,000	\$1,695,000	\$522	150 (5.0 months)
Full Building	129	\$194,900	\$2,995,000	\$534,899	\$459	149 (5.0 months)



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMKT	LA Ft ²	SP\$/SQFT
1	253 NE 2 ST # 315	0	1	0	1	\$195,000	\$180,000	113	491	367
2	253 NE 2 ST # 2606	1	1	0	1	\$299,000	\$285,000	154	881	289
3	253 NE 2 ST # 2401	2	2		1	\$349,000	\$288,500	15	940	307
4	253 NE 2 ST # 2806	1	1	0	1	\$315,000	\$305,000	6	806	378
5	244 BISCAYNE BL # 3102	2	2	0	1	\$669,000	\$388,000	245	1203	323
6	253 NE 2 ST # 4704	2	2	0	1	\$455,000	\$396,000	526	1293	306
7	253 NE 2 ST # 2109	2	2	0	1	\$449,000	\$449,000	53	1058	424
8	253 NE 2 ST # 3209	2	2	0	1	\$625,000	\$580,000	25	1363	426

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,363	\$669,000	\$556	\$580,000	\$426	92.8%	526
LOW	0	1	491	\$195,000	\$339	\$180,000	\$289	58%	6
AVERAGE			978	\$419,500	\$411	\$358,938	\$352	77.82%	142.13
MEDIAN			985	\$399,000	\$394	\$346,500	\$345	82.67%	83



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYSMTKT	LA Ft²	SP\$/SQFT
1	253 NE 2 ST # 315	0	1	0	1	\$195,000	\$180,000	113	491	367
2	253 NE 2 ST # 227	0	1	0	1	\$195,000	\$195,000	438	563	346
3	253 NE 2 ST # 333	0	1	0	1	\$215,000	\$210,000	181	506	415
4	244 BISCAYNE BL # 804	1	1	0	1	\$299,000	\$270,000	112	806	335
5	253 NE 2 ST # 2504	1	1	0	1	\$289,000	\$270,000	408	806	335
6	253 NE 2 ST # 1106	1	1	0	1	\$275,378	\$275,000	247	806	341
7	244 BISCAYNE BL # 806	1	1	0	1	\$295,000	\$285,000	295	806	354
8	253 NE 2 ST # 2606	1	1	0	1	\$299,000	\$285,000	154	881	289
9	253 NE 2 ST # 416	1	1	1	1	\$285,000	\$285,000	56	938	304
10	253 NE 2 ST # 2401	2	2		1	\$349,000	\$288,500	15	940	307
11	244 BISCAYNE BL # 2204	1	1	0	0	\$325,000	\$300,000	86	806	372
12	244 BISCAYNE BL # 2205	1	1	0	1	\$319,900	\$305,000	295	806	378
13	253 NE 2 ST # 2806	1	1	0	1	\$315,000	\$305,000	6	806	378
14	253 NE 2 ST # 3806	1	1	0	1	\$330,000	\$312,000	6	806	387
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	253 NE 2 ST # 3209	2	2	0	1	\$625,000	\$580,000	25	1363	426

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,363	\$669,000	\$556	\$580,000	\$448	100%	603
LOW	0	1	491	\$195,000	\$304	\$180,000	\$289	58%	6
AVERAGE			892.1	\$358,323	\$392	\$327,310	\$360	92.72%	195.19
MEDIAN			806	\$319,900	\$387	\$300,000	\$354	95.54%	154



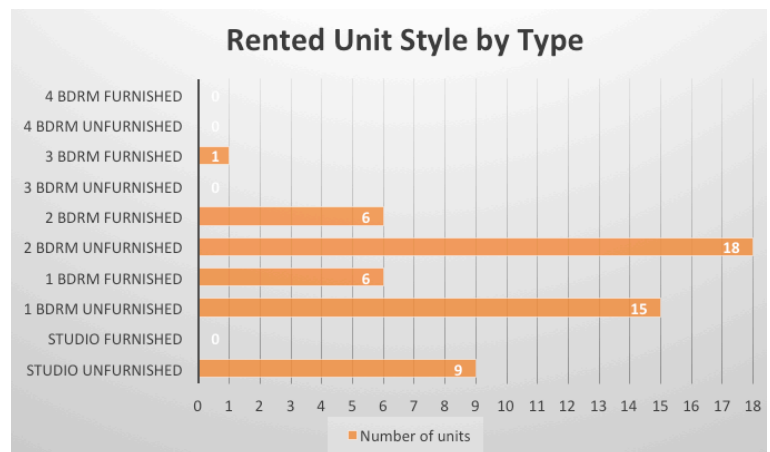
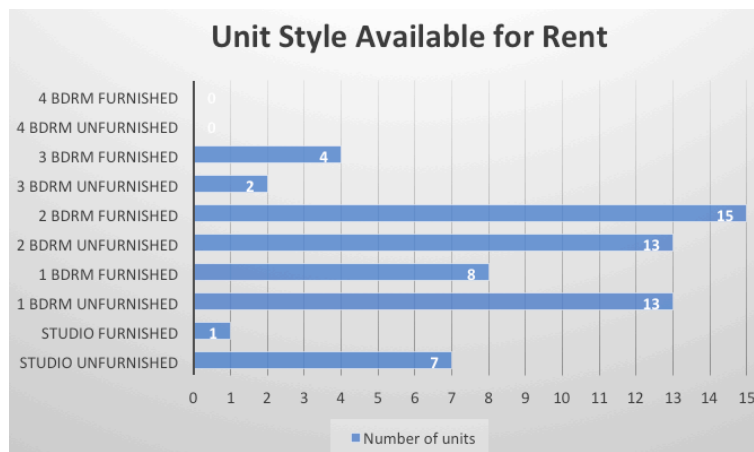
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	7	\$1,590	\$2,100	\$1,745
Studio Furnished	1	\$2,000	\$2,000	\$2,000
1 Bdrm Unfurnished	13	\$1,900	\$2,200	\$2,023
1 Bdrm Furnished	8	\$2,300	\$2,800	\$2,539
2 Bdrm Unfurnished	13	\$2,250	\$3,500	\$3,019
2 Bdrm Furnished	15	\$2,700	\$6,000	\$3,833
3 Bdrm Unfurnished	2	\$3,200	\$5,000	\$4,100
3 Bdrm Furnished	4	\$4,100	\$15,000	\$8,625
4 Bdrm Unfurnished	0	\$0	\$0	\$0
4 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	35	\$1,590	\$5,000	
Total Furnished	28	\$2,000	\$15,000	
Total Units	63	\$1,590	\$15,000	

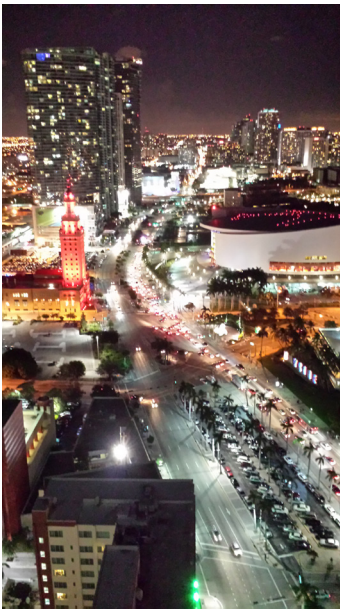


RENTED UNITS DURING LAST 3 MONTHS/UNIDADES RENTADAS EN LOS ULTIMOS 3 MESES

UNIT TYPE	# OF UNITS FOR RENT	AVG. LISTING \$	AVG. RENTED \$	AVG. RENT\$/LIST\$	AVG. DAYS ON MKT
Studio Unfurnished	9	\$1,656	\$1,617	97.6%	74
Studio Furnished	0	\$0	\$0	0	0
1 Bdrm Unfurnished	15	\$2,004	\$1,935	96.6%	73
1 Bdrm Furnished	6	\$2,230	\$2,200	98.7%	41
2 Bdrm Unfurnished	18	\$2,744	\$2,668	97.2%	117
2 Bdrm Furnished	6	\$3,017	\$3,000	99.4%	77
3 Bdrm Unfurnished	0	\$0	\$0	0	0
3 Bdrm Furnished	1	\$7,000	\$6,000	85.7%	108
4 Bdrm Unfurnished	0	\$0	\$0	0	0
4 Bdrm Furnished	0	\$0	\$0	0	0
Total Unfurnished	42				
Total Furnished	13				
Total Units	55				



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'M A 20 SECOND ELEVATOR RIDE AWAY!



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