



MARKET REPORT

MID-YEAR 2016



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **61** 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



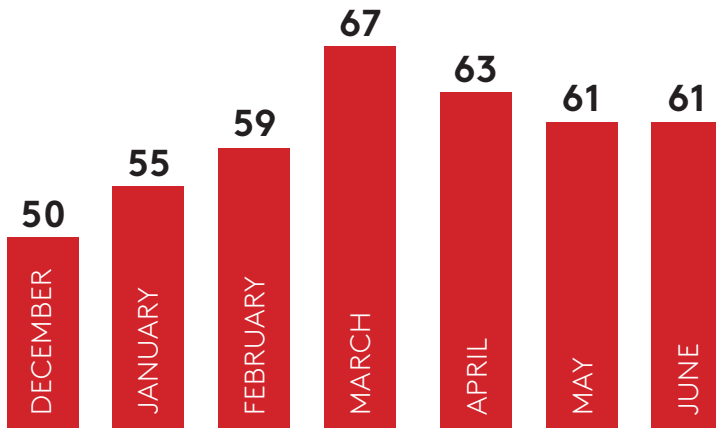
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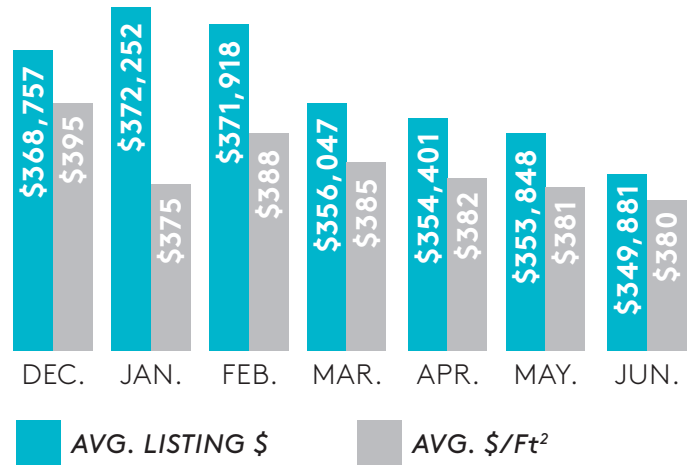
FORTUNE
INTERNATIONAL REALTY

WIND MARKET EVOLUTION ANALYSIS

NUMBER OF UNITS OFFERED FOR SALE EACH MONTH



MONTHLY AVERAGE LISTING PRICE & PRICE/Ft² IN THE BUILDING



NUMBER OF UNITS SOLD DURING THE LAST 6 MONTHS PER TYPE OF LINE

# UNITS SOLD	LINE	BED/BATH	AVERAGE SELLING \$	AVG. DAYS MKT	AVERAGE SOLD \$/Ft ²
1	10	1/1	\$235,000	85	\$318
1	09	1/1	\$260,000	99	\$351
1	05 TH	2/2	\$360,000	214	\$297
1	13	2/2	\$330,000	316	\$359
1	02	3/2	\$390,000	129	\$282
1	01	2/2	\$465,000	198	\$336

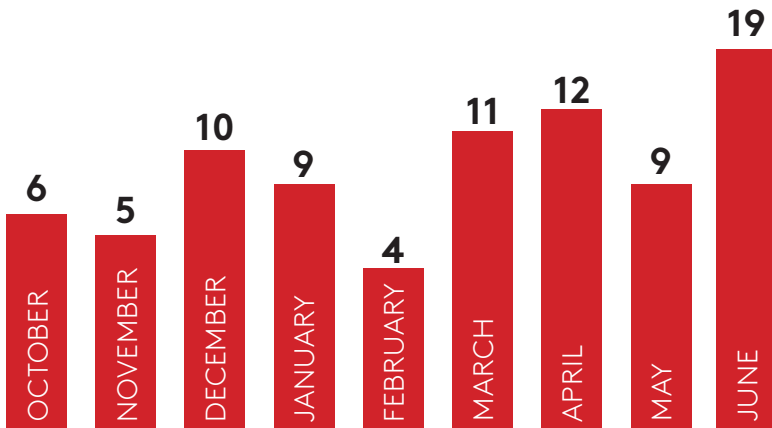
Until Mid-2016, an Average of 61 units were offered for sale each month at Wind. That is 11 more units per month than at the end of 2015.

From January to June, LISTING Prices per SqFt have remained relatively steady at an Average of \$382. During the last 6 months, the Average SOLD Price per square foot was \$325.

In Downtown & Brickell, Sellers have experienced a slower market and lower closing prices during 2016. The devaluation of Latin American currencies versus the US Dollar has certainly contributed to this.

Still, owners should evaluate the different strategies & options available to them. Our Riverfront community is still a magnificent location with a very bright future.

NUMBER OF UNITS RENTED PER MONTH



Until now, 2016 has seen an average of 11 units rented each month with higher demand during the month of June.

For investors looking at the building, it is encouraging to still see a healthy demand for Rentals coupled with very decent closing prices paid by tenants.

* All Mid-year statistics were taken in July.

*Todas las estadísticas de mitad de año se tomaron en Julio.

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	0	\$0	\$0	\$0	\$0	0
1 Bedroom	26	\$244,900	\$449,000	\$294,762	\$384	217 (7.2 MONTHS)
2 Bedroom	33	\$329,000	\$489,000	\$385,303	\$378	157 (5.2 MONTHS)
3 Bedroom	2	\$469,957	\$494,000	\$481,979	\$348	21
Full Building	61	\$244,900	\$494,000	\$349,881	\$380	167 (5.6 MONTHS)



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	350 S Miami Avenue # 1910	1	1	0	1	\$255,000	\$235,000	85	740	\$318
2	350 S Miami Ave # 3109	1	1	0	1	\$275,000	\$260,000	99	740	\$351
3	350 S Miami Ave # 2213	2	2	0	1	\$330,000	\$330,000	316	920	\$359
4	350 S MIAMI AV # 505	2	2	0	1	\$388,000	\$360,000	214	1,212	\$297
5	350 S Miami Ave # 2102	3	2	0	1	\$399,999	\$390,000	129	1,385	\$282
6	350 S Miami Ave # 3301	2	2	0	1	\$480,000	\$465,000	198	1,385	\$336

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,385	\$480,000	\$372	\$465,000	\$359	96.9%	316
LOW	1	1	920	\$255,000	\$289	\$235,000	\$282	92.2%	85
AVERAGE			1,172.33	\$354,667	\$337	\$340,000	\$325	95.9%	173.5
MEDIAN			1,212	\$359,000	\$347	\$345,000	\$336	96.1%	163.5

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	350 S Miami Avenue # 1910	1	1	0	1	\$255,000	\$235,000	85	740	\$318
2	350 S MIAMI AV # 3212	1	1	0	1	\$289,000	\$240,000	27	704	\$341
3	350 S MIAMI AV # 1411	1	1	0	1	\$257,800	\$250,054	12	704	\$355
4	350 S MIAMI AV # 3307	1	1	0	1	\$315,000	\$255,000	239	768	\$332
5	350 S Miami Ave # 3109	1	1	0	1	\$275,000	\$260,000	99	740	\$351
6	350 S MIAMI AV # 2009	1	1	0	1	\$264,900	\$264,900	104	740	\$358
7	350 S MIAMI AV # 3009	1	1	0	1	\$269,000	\$269,000	137	740	\$364
8	350 S MIAMI AV # 3309	1	1	0	1	\$279,000	\$270,000	70	740	\$365
9	350 S MIAMI AV # 711	1	1	1	1	\$309,900	\$287,500	130	820	\$351
10	350 S Miami Ave # 2213	2	2	0	1	\$330,000	\$330,000	316	920	\$359
11	350 S MIAMI AV # 1603	2	2	0	1	\$365,000	\$343,000	50	1,075	\$319
12	350 S MIAMI AV # 505	2	2	0	1	\$388,000	\$360,000	214	1,212	\$297
13	350 S MIAMI AV # 2205	2	2	0	1	\$385,000	\$367,500	74	1,030	\$357
14	350 S MIAMI AV # 2803	2	2	0	1	\$380,000	\$375,000	41	1,075	\$349
15	350 S MIAMI AV # 3804	2	2	0	1	\$387,000	\$375,000	170	1,075	\$349
16	350 S MIAMI AV # 3303	2	2	0	1	\$405,000	\$380,000	126	1,075	\$353
17	350 S Miami Ave # 2102	3	2		1	\$399,999	\$390,000	129	1,385	\$282
18	350 S Miami Ave # 3301	2	2	0	1	\$480,000	\$465,000	198	1,385	\$336
19	350 S MIAMI AV # 3001	3	2	0	1	\$487,800	\$469,000	313	1,385	\$339
20	350 S MIAMI AV # 1601	3	2	0	1	\$499,000	\$475,000	104	1,385	\$343

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	3	2	1,385	\$499,000	\$411	\$475,000	\$365	100%	316
LOW	1	1	704	\$255,000	\$289	\$235,000	\$282	80.95%	12
AVERAGE			990.18	\$351,070	\$361	\$333,048	\$342	94.20%	131.9
MEDIAN			1,030	\$347,500	\$360	\$336,500	\$349	96.77%	115



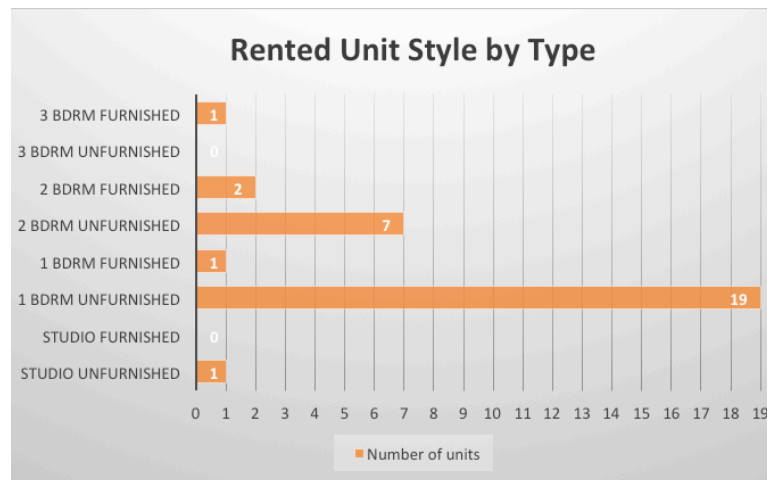
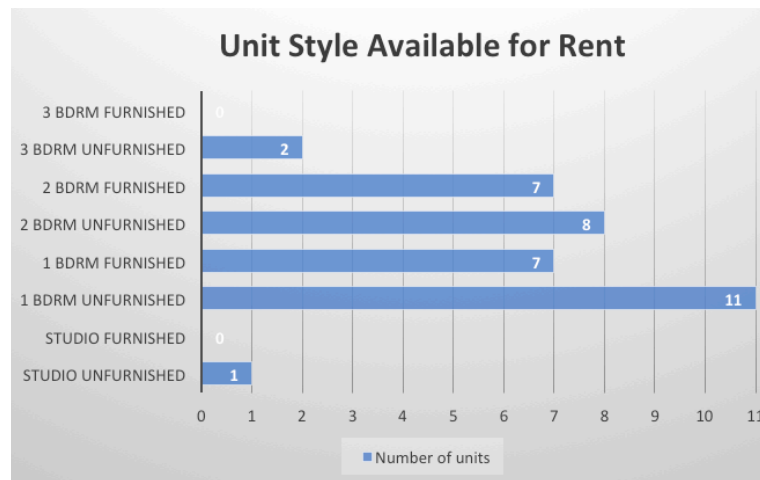
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

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	11	\$1,790	\$1,925	\$1,849
1 Bdrm Furnished	7	\$1,990	\$2,500	\$2,163
2 Bdrm Unfurnished	8	\$2,300	\$2,700	\$2,469
2 Bdrm Furnished	7	\$2,300	\$3,500	\$2,850
3 Bdrm Unfurnished	2	\$3,000	\$3,100	\$3,050
3 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	22	\$1,750	\$3,100	
Total Furnished	14	\$1,790	\$3,500	
Total Units	36	\$1,750	\$3,500	



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
Studio Unfurnished	1	\$1,750	\$1,750	100.0%	35
Studio Furnished	0	\$0	\$0	0	0
1 Bdrm Unfurnished	19	\$1,872	\$1,828	97.6%	61
1 Bdrm Furnished	1	\$1,900	\$1,800	94.7%	234
2 Bdrm Unfurnished	7	\$2,354	\$2,301	97.7%	107
2 Bdrm Furnished	2	\$3,000	\$2,650	88.3%	48
3 Bdrm Unfurnished	0	\$0	\$0	0	0
3 Bdrm Furnished	1	\$3,100	\$3,350	108.1%	53
Total Unfurnished	27				
Total Furnished	4				
Total Units	31				



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

MY EXCLUSIVE LISTINGS FOR SALE

HIGHLY DESIRED 2 BEDROOM UNIT AT THE WIND WITH BREATHTAKING WATER & CITY VIEWS.

**JUST LISTED
FOR SALE**



WIND | UNIT 2714

2 BR | 2 BA | 935 Ft² | **PRICE \$389,000**

INVEST IN THE HOTTEST RIVERFRONT LOCATION BETWEEN DOWNTOWN & BRICKELL.

FOR SALE



WIND | UNIT 2510

1 BR | 1 BA | 740 Ft² | **PRICE \$295,000**

MAGNIFICENT TRI-LEVEL PENTHOUSE WITH UNIQUE LOCATION & UNOBSTRUCTED VIEWS. DESIGNER UPGRADES & FURNITURE INCLUDED!

**JUST LISTED
FOR SALE**



MINT | PH5204

3 BR + DEN | 3.5 BA | 2,289 Ft² | **PRICE \$1,500,000**

FANTASTIC INVESTMENT OPPORTUNITY FULLY FURNISHED TURN-KEY JEWEL.

FOR SALE



VIZCAYNE NORTH | UNIT 3308

2 BR | 2 BA | 1,203 Ft² | **PRICE \$695,000**

BREATHTAKING WATER & CITY VIEWS FROM THIS 2 BEDROOM CORNER UNIT AT MINT.

FOR SALE



MINT | UNIT 3502

2 BR | 2 BA | 1,110 Ft² | **PRICE \$525,000**

STUNNING DESIGNER FURNISHED JEWEL AT THE MINT. FULLY UPGRADED AND CUSTOMIZED.

FOR SALE



MINT | UNIT 4008

1 BR | 1.5 BA | 754 Ft² | **PRICE \$340,000**

UPGRADED 1 BEDROOM AT THE IVY WITH GORGEOUS UNOBSTRUCTED PANORAMIC VIEWS

**JUST LISTED
FOR SALE**



IVY | UNIT 2106

1 BR | 1 BA | 747 Ft² | **PRICE \$300,000**

GORGEOUS UPDATED TOWNHOME WITH A FANTASTIC CAP RATE FOR INVESTORS.

FOR SALE



16606 NW 72 PLACE - MIAMI LAKES, FL

3 BR | 2.5 BA | 1,540 Ft² | **PRICE \$339,000**

MY MAIN GOAL IS TO BRING YOU RESULTS



WIND UNIT 2510
1 BR | 1 BA | 740 Ft² | \$1,700/m



MINT UNIT 3502
2 BR | 2 BA | 1,110 Ft² | \$2,500/m



IVY UNIT 2106
1 BR | 1 BA | 747 Ft²

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!



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