



MARKET REPORT

JANUARY 2017



ADRIAN MORALES DOBRZYNSKI, PA

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
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FORTUNE
INTERNATIONAL REALTY

*All January statistics were taken in February.

*Todas las estadísticas de Enero fueron tomadas en Febrero.

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	14	\$278,000	\$340,000	\$306,928	\$387	203 (6.8 months)
2 Bedroom	46	\$365,000	\$666,000	\$501,832	\$417	154 (5.1 months)
3 Bedroom	13	\$519,900	\$895,000	\$692,669	\$437	79 (2.6 months)
4 Bedroom	1	\$1,600,000	\$1,600,000	\$1,600,000	\$656	63 (2.1 months)
Full Building	74	\$278,000	\$1,600,000	\$513,324	\$418	141 (4.7 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	92 SW 3rd St # 2208	1	1	1	1	\$257,000	\$255,000	30	754	\$338
2	92 SW 3 ST # 3106	2	2	0	1	\$325,000	\$310,000	255	930	\$333
3	92 SW 3 ST # 4608	1	1	1	1	\$329,900	\$315,000	229	789	\$399
4	92 SW 3rd St # 3707	1	1	0	1	\$360,000	\$325,000	172	789	\$412
5	92 SW 3 ST # 3612	2	2	0	1	\$440,000	\$422,240	406	1,099	\$384
6	92 SW 3rd St # 1102	2	2	0	1	\$435,000	\$430,000	209	1,110	\$387
7	92 SW 3rd St # 2803	2	2	1	1	\$499,000	\$465,000	154	1,235	\$377
8	92 SW 3 ST # 4203	3	3	0	1	\$520,000	\$520,000	347	1,235	\$421
9	92 SW 3rd St # 4805	2	2	0	1	\$575,000	\$565,000	13	1,340	\$422
10	92 SW 3rd St # 508	2	3	0	1	\$585,000	\$567,500	216	1,464	\$388
11	92 SW 3rd St # 312	3	3	0	1	\$650,000	\$600,000	66	1,678	\$358

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	1,235	\$650,000	\$456	\$600,000	\$422	92.3%	406
LOW	1	1	1,099	\$257,000	\$341	\$255,000	\$333	99.2%	13
AVERAGE			1,167	\$452,355	\$400	\$434,067	\$384	96.0%	190.64
MEDIAN			1,167	\$440,000	\$400	\$430,000	\$387	97.7%	209

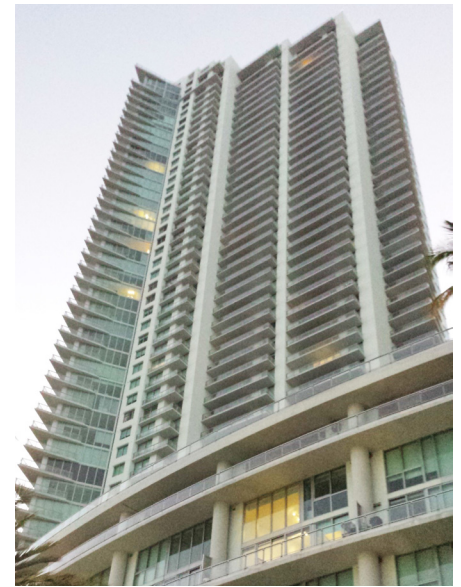
SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft²	SP\$/Ft²
1	92 SW 3rd St # 2208	1	1	1	1	\$257,000	\$255,000	30	754	\$338
2	92 SW 3 ST # 1909	1	1	0	1	\$279,000	\$265,000	91	764	\$347
3	92 SW 3 ST # 3108	1	1	1	1	\$305,000	\$285,000	308	754	\$378
4	92 SW 3rd St # 4106	2	2	0	1	\$355,000	\$300,000	60	930	\$323
5	92 SW 3 ST # 3106	2	2	0	1	\$325,000	\$310,000	255	930	\$333
6	92 SW 3rd St # 4606	2	2	0	1	\$325,000	\$315,000	86	930	\$339
7	92 SW 3 ST # 4608	1	1	1	1	\$329,900	\$315,000	229	789	\$399
8	92 SW 3 ST # 4406	2	2	0	1	\$328,000	\$318,000	263	930	\$342
9	92 SW 3rd St # 3707	1	1	0	1	\$360,000	\$325,000	172	789	\$412
10	92 SW 3 ST # 3406	2	2	0	1	\$348,000	\$340,000	309	930	\$366
11	92 SW 3 ST # 4206	2	2	0	1	\$380,000	\$350,000	168	930	\$376
12	92 SW 3rd St # 1904	2	2	0	1	\$414,900	\$395,000	62	1,121	\$352
13	92 SW 3 ST # 1203	2	2	1	1	\$449,900	\$406,430	235	1,235	\$329
14	92 SW 3 ST # 3612	2	2	0	1	\$440,000	\$422,240	406	1,099	\$384
15	92 SW 3rd St # 1102	2	2	0	1	\$435,000	\$430,000	209	1,110	\$387
16	92 SW 3 ST # 2802	2	2	0	1	\$450,000	\$430,000	144	1,110	\$387
17	92 SW 3 ST # 1810	2	2	1	1	\$469,000	\$457,000	306	1,389	\$329
18	92 SW 3rd St # 2803	2	2	1	1	\$499,000	\$465,000	154	1,235	\$377
19	92 SW 3rd St # 3602	2	2	0	1	\$469,900	\$465,000	71	1,110	\$419
20	92 SW 3 ST # 4504	2	2	0	1	\$489,000	\$470,000	255	1,121	\$419
21	92 SW 3 ST # 2003	2	2	1	1	\$499,000	\$480,000	891	1,235	\$389
22	92 SW 3 ST # 4510	2	2	1	1	\$529,000	\$515,000	114	1,389	\$371
23	92 SW 3 ST # 4203	3	3	0	1	\$520,000	\$520,000	347	1,235	\$421
24	92 SW 3 ST # 3905	2	2	1	1	\$569,000	\$560,000	302	1,340	\$418
25	92 SW 3 ST # 711	2	3	0	1	\$595,000	\$560,000	781	1,483	\$378
26	92 SW 3rd St # 4805	2	2	1	1	\$575,000	\$565,000	13	1,340	\$422
27	92 SW 3rd St # 508	2	3	0	1	\$585,000	\$567,500	216	1,464	\$388
28	92 SW 3rd St # 312	3	3	0	1	\$650,000	\$600,000	66	1,678	\$358
29	92 SW 3 ST # 3001	3	3	0	0	\$625,000	\$600,000	273	1,544	\$389
30	92 SW 3 ST # 305	3	3	0	2	\$650,000	\$610,000	363	1,683	\$362
31	92 SW 3rd St # 3901	3	3	0	1	\$720,000	\$650,000	92	1,544	\$421

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	1,683	\$720,000	\$466	\$650,000	\$422	90.3%	891
LOW	1	1	754	\$257,000	\$338	\$255,000	\$323	99.2%	13
AVERAGE			1,216.93	\$458,890	\$395	\$436,973	\$374	95.2%	234.55
MEDIAN			1,235	\$450,000	\$400	\$430,000	\$377	95.6%	216

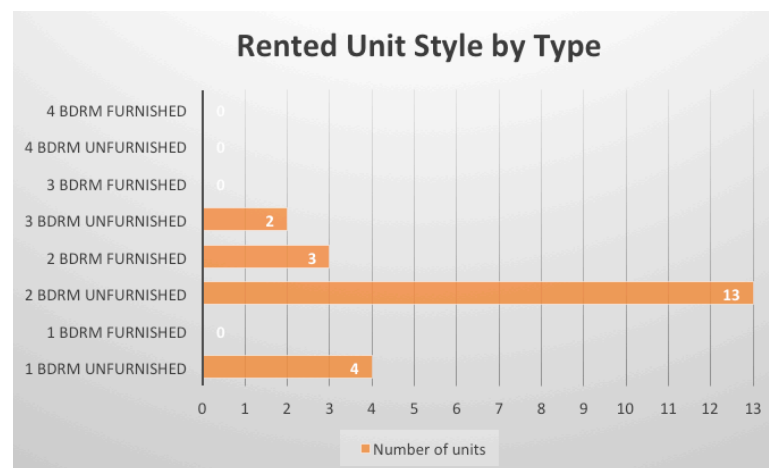
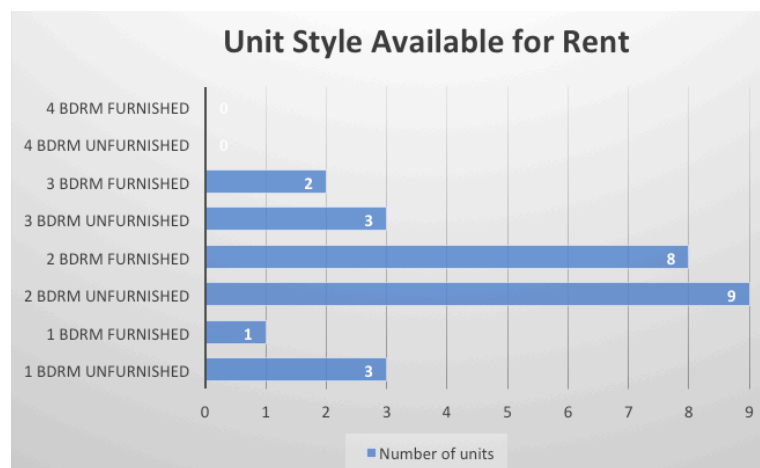
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	3	\$2,090	\$2,150	\$2,113
1 Bdrm Furnished	1	\$2,200	\$2,200	\$2,200
2 Bdrm Unfurnished	9	\$2,290	\$3,400	\$2,737
2 Bdrm Furnished	8	\$2,900	\$3,500	\$3,099
3 Bdrm Unfurnished	3	\$3,400	\$5,200	\$4,100
3 Bdrm Furnished	2	\$4,300	\$4,500	\$4,400
4 Bdrm Unfurnished	0	\$0	\$0	\$0
4 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	15	\$2,090	\$5,200	
Total Furnished	11	\$2,200	\$4,500	
Total Units	26	\$2,090	\$5,200	



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	4	\$2,025	\$1,938	95.7%	20
1 Bdrm Furnished	0	\$0	\$0	0	0
2 Bdrm Unfurnished	13	\$2,729	\$2,675	98.0%	40
2 Bdrm Furnished	3	\$2,783	\$2,700	97.0%	43
3 Bdrm Unfurnished	2	\$3,588	\$3,450	96.2%	80
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	19				
Total Furnished	3				
Total Units	22				



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 MAIN GOAL IS TO BRING YOU RESULTS

MY RECENTLY CLOSED TRANSACTIONS

PENDING
S A L E



MINT | PH5204

3 BR + DEN | 3.5 BA | 2,289 Ft² | **ASKING \$1,400,000**

PENDING
S A L E



MINT | UNIT 4008

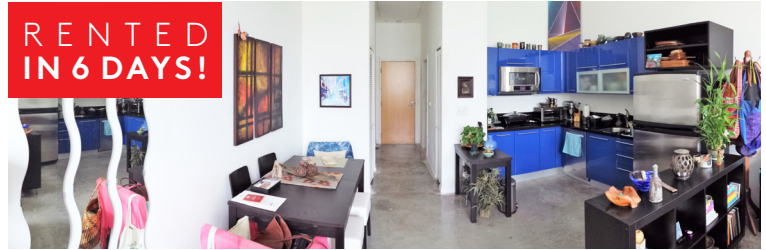
1 BR | 1.5 BA | 754 Ft² | **ASKING \$340,000**

S O L D
RECORD PRICE
IN THE COMMUNITY



16606 NW 72 PLACE - MIAMI LAKES, FL
3 BR | 2.5 BA | 1,540 Ft² | **SOLD FOR \$285,000**

RENTED
IN 6 DAYS!



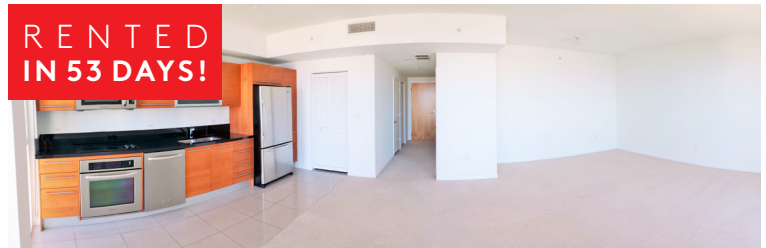
VIZCAYNE NORTH | UNIT 345N
STUDIO | 1 BA | 501 Ft² | **RENTED FOR \$1,590**

RENTED
AT FULL ASKING
PRICE



VIZCAYNE SOUTH | UNIT 309S
1 BR + DEN | 2 BA | 1,040 Ft² | **RENTED FOR \$2,400**

RENTED
IN 53 DAYS!



VIZCAYNE SOUTH | UNIT 3707
STUDIO | 1 BA | 632 Ft² | **RENTED FOR \$1,750**

RENTED
IN 20 DAYS!



VIZCAYNE SOUTH | UNIT 430
1 BR | 1.5 BA | 865 Ft² | **RENTED FOR \$1,975**

RENTED
IN 45 DAYS!



MINT | UNIT 3502
2 BR | 2 BA | 1,110 Ft² | **RENTED FOR \$2,500**

**RENTED
IN 4 DAYS!**



WIND | UNIT 2510
1 BR | 1 BA | 740 Ft² | **RENTED FOR \$1,750**

**RENTED
REPRESENTED
THE TENANT**



1800 CLUB | UNIT 2309
2 BR | 2 BA | 1,386 Ft² | **RENTED FOR \$3,100**

**RENTED
IN 29 DAYS!**



QUANTUM | UNIT 2402
2 BR | 2.5 BA | 1,400 Ft² | **RENTED FOR \$3,000**

**RENTED
REPRESENTED
THE TENANT**



AXIS | UNIT 2210
2 BR | 2 BA | 1,100 Ft² | **RENTED FOR \$2,390**

**RENTED
REPRESENTED
THE TENANT**



TURNBERRY VILLAGE | UNIT 1002
3 BR | 3 BA | 2,130 Ft² | **RENTED FOR \$3,300**

**RENTED
REPRESENTED
THE TENANT**



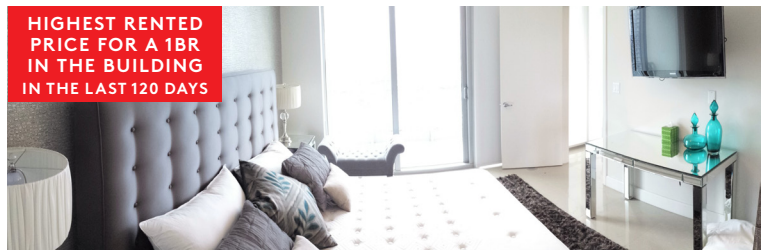
COURTS AT BRICKELL KEY | UNIT 1705
1 BR | 1 BA | 878 Ft² | **RENTED FOR \$2,000**

**RENTED
IN 42 DAYS!**



IVY | UNIT 2106
1 BR | 1 BA | 747 Ft² | **RENTED FOR \$1,890**

**HIGHEST RENTED
PRICE FOR A 1BR
IN THE BUILDING
IN THE LAST 120 DAYS**



MINT | UNIT 4008
1 BR | 1.5 BA | 754 Ft² | FURNISHED | **RENTED FOR \$2,450**

**RENTED
IN 27 DAYS!**



WIND | UNIT 2714
2 BR | 2 BA | 935 Ft² | **RENTED FOR \$2,350**

**J U S T
L I S T E D**



MINT | UNIT #3502
2 BR | 2 BA | 1,110 FT² | **RELISTED FOR RENT \$2,690**

MY EXCLUSIVE LISTINGS FOR SALE & RENT

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**

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

FOR SALE



WIND | UNIT 2714
2 BR | 2 BA | 935 Ft² | **PRICE \$389,000**

UPGRADED 1 BEDROOM AT THE IVY WITH GORGEOUS UNOBSTRUCTED PANORAMIC VIEWS

FOR SALE



IVY | UNIT 2106
1 BR | 1 BA | 747 Ft² | **PRICE \$300,000**

INVEST IN THE HOTTEST RIVERFRONT LOCATION BETWEEN DOWNTOWN & BRICKELL.

FOR SALE



WIND | UNIT 2510
1 BR | 1 BA | 740 Ft² | **PRICE \$295,000**

AMAZING LOWER PENTHOUSE WITH STUNNING UNOBSTRUCTED SKYLINE & WATER VIEWS

FOR SALE



WIND | UNIT PH 4009
1 BR | 1 BA | 740 Ft² | **PRICE \$295,000**

LARGEST & MOST DESIRED 2 BR LINE AT QUANTUM. 180 DEGREE GORGEOUS WATER VIEWS!

JUST LISTED



QUANTUM | UNIT 2402
2 BR | 2.5 BA | 1,400 Ft² | **PRICE \$590,000**

GREAT 2 BEDROOM FULLY FURNISHED WITH UPGRADED WOOD FLOORS

JUST LISTED



VIZCAYNE SOUTH | UNIT 1201
2 BR | 2 BA | 940 Ft²
FOR SALE \$369,000 | FOR RENT \$2,490/M

FANTASTIC INVESTMENT OPPORTUNITY FULLY FURNISHED TURN-KEY JEWEL.

FOR SALE



VIZCAYNE NORTH | UNIT 3308
2 BR | 2 BA | 1,203 Ft² | **PRICE \$695,000**



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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adrianmorales_miami



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FORTUNE
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