

FIRST QUARTERLY REPORT & MARKET ANALYSIS 2016 vs 2017 - 2 Midtown Condo

UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	4	10	150%
Average Sold Price	\$342,500	\$584,100	71%
Average Days on the Market	125	268	114%
Average Sold Price per Sq.Ft.	\$348.70	\$380.80	9%

Despite all construction happening around the area in the last few years, 2 Midtown Condominium increased its sales activity with 150% compared to last year. We also noticed 71% increase in the average sold prices and an 9% increase in sold price per square foot. If you have been thinking and planning to sell your residence this would be a good time to do so.

2017

Closed Sale Properties

RE2 Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A2196948 3451 NE 1 AV #M0506	TWO MIDTOWN	31	0	1/0	492	492	2007	\$447.15	\$270,000	\$240,000	\$220,000	81.48	01/23/17	419
2	A10154724 3451 NE 1st Ave #M0805	Two Midtown Miami	31	0	1	492	492	2007	\$463.41	\$227,990	\$227,990	\$228,000	100.00	01/31/17	83
3	A10104769 3470 E coast ave #H2603	Two Midtown	31	1	1	735	922	2007	\$406.80	\$324,900	\$319,000	\$299,000	92.03	01/13/17	193
4	A10124595 3451 NE 1st Ave #M0808	TWO MIDTOWN	31	1	1/1	802	924	2007	\$392.77	\$335,000	\$329,000	\$315,000	94.03	03/31/17	199
5	A2101078 3470 E COAST AV #H1708	TWO MIDTOWN	31	2	2/0	1,017	1,017	2007	\$367.75	\$450,000	\$375,000	\$374,000	83.11	01/20/17	601
6	A10132457 3470 E Coast Ave #H0805	TWO MIDTOWN	31	2	2	964	964	2007	\$394.19	\$395,000	\$395,000	\$380,000	96.20	03/07/17	128
7	A10128499 3470 E Coast Ave #H1901	TWO MIDTOWN	31	3	2/1	1,577	1,577	2007	\$393.15	\$678,888	\$649,000	\$620,000	91.33	02/15/17	182
8	A10148341 3470 E Coast Ave #H201	TWO MIDTOWN	31	0	1/1	2,404	2,404	2007	\$411.81	\$1,200,000	\$1,125,000	\$990,000	82.50	02/02/17	65
9	A10045935 3470 E Coast Ave #PH104	2 MIDTOWN	31	3	2/1	2,423	2,423	2007	\$408.58	\$1,105,000	\$990,000	\$990,000	89.59	03/03/17	336
10	A10028086 3449 NE 1st Ave #L04	TWO MIDTOWN	31	4	3/1	5,462	5,550	2007	\$260.89	\$1,990,000	\$1,650,000	\$1,425,000	71.61	01/21/17	348

Closed Sale Totals

Listing Count :	10	Averages:	1,637	1,677	2007	\$394.65	\$697,678	\$629,999	\$584,100	88.19	255
		Price :	High	\$1,425,000	Low	\$220,000	Median	\$377,000			

Grand Totals

Count :	10	Averages:	\$/SqFt: \$380.80	ADOM: 268	OP: \$697,678	LP: \$629,999	SP: \$584,100
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2016

Closed Sale Properties

RE2 Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A2195515	3470 E COAST AV #H1109	31	1	1/1	735	735	2007	\$394.56	\$308,700	\$308,700	\$290,000	93.94	01/14/16	37
2	A10012529	3451 NE 1st Ave #M0905	31	1	1/1	802	802	2007	\$367.83	\$305,000	\$305,000	\$295,000	96.72	02/26/16	26
3	A2126751	3470 E COAST AV #H1208	31	2	2/1	1,017	1,017	2007	\$368.73	\$450,000	\$385,000	\$375,000	83.33	02/17/16	173
4	A10008939	3451 NE 1 AV #M0507	31	2	2/1	1,303	1,555	2007	\$314.66	\$435,000	\$415,000	\$410,000	94.25	02/19/16	6

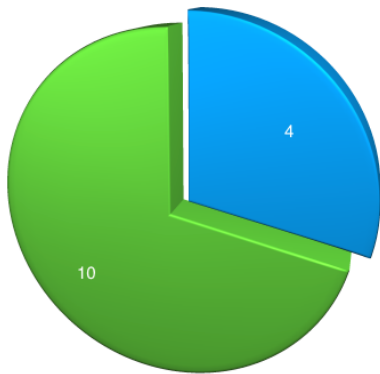
Closed Sale Totals

Listing Count: 4	Averages:	964	1,027	2007	\$361.44	\$374,675	\$353,425	\$342,500	92.06	61
	Price:				High	\$410,000	Low	\$290,000	Median	\$335,000

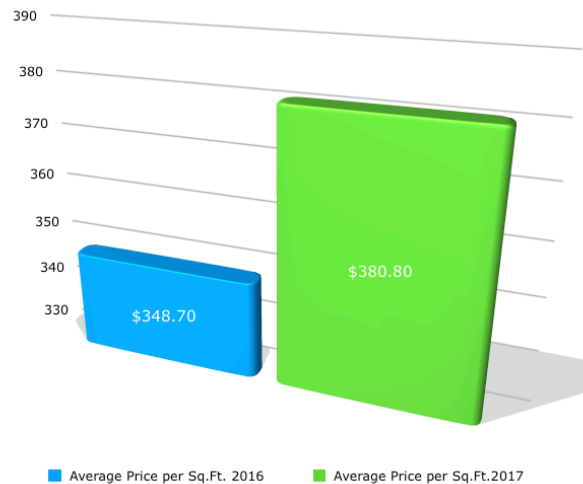
Grand Totals

Count: 4	Averages:	\$/SqFt: \$348.70	ADOM: 125	OP: \$374,675	LP: \$353,425	SP: \$342,500
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Number Of Units



● Number of Units 2016 ● Number of Units 2017



■ Average Price per Sq.Ft. 2016 ■ Average Price per Sq.Ft. 2017

UNITS RENTED

	2016	2017	% Change
Number of Rented Units	13	22	69%
Average Rented Price	\$2,770	\$2,989	8%
Average Days on the Market	38	95	150%

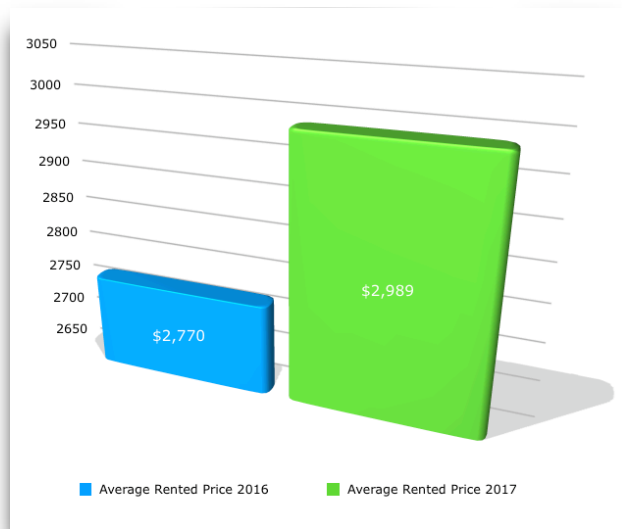
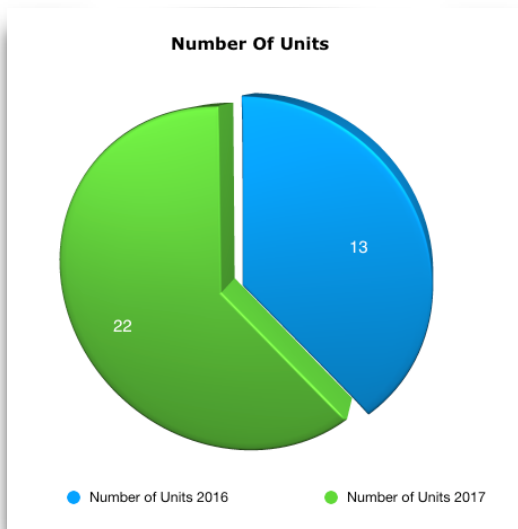
The first quarter of 2017 we were able to rent 9 more units than the previous year. We noticed an 8% increase on the average rented price, but the average number of days a unit spent on the market had also jumped to 95 days. Pricing the listing right from the start is very important because it can be rented much faster.

2017

Rented Properties																	
RNT	Listing #	Address	Area	Rnt Per	F\$	Bds	Bths	Sqft Liv	Lot SF	Yr Blt	\$\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10219110	3451 NE 1st Ave #M0805	31	Month	Unfurnished	0	1/0	492		2007	\$3.25	\$1,700	\$1,695			02/17/17	14
2	A10191942	3470 E Coast Ave #H-403	31	Month	Unfurnished	1	1/0	664		2007	\$2.48	\$1,850	\$1,650			02/08/17	58
3	A10224723	3470 E COAST AV #H2506	31	Month	Unfurnished	1	1/0	588			\$2.98	\$1,800	\$1,800			03/01/17	16
4	A10166001	3470 E Coast Ave #H2807	31	Month	Unfurnished	1	1/0	701		2007	\$2.64	\$1,950	\$1,950			01/17/17	64
5	A10184653	3470 E Coast Ave #H0907	31	Year	Unfurnished	1	1/0	728		2007	\$2.54	\$1,900	\$1,900			02/15/17	56
6	A10211912	3470 E Coast Ave #H1206	31	Year	Unfurnished	1	1/0	588		2007	\$3.15	\$1,850	\$1,850			03/22/17	36
7	A10196611	3470 E Coast Ave #H1507	31	Year	Unfurnished	1	1/0	728		2007	\$2.58	\$1,975	\$1,900			01/05/17	12
8	A10183418	3451 NE 1st Ave #M0602	31	Year	Unfurnished	2	2/0	919		2007	\$2.29	\$2,750	\$2,100			03/01/17	85
9	A10197392	3451 NE 1st Ave #M0306	31	Year	Unfurnished	1	1/1	802		2007	\$2.74	\$2,200	\$2,200			02/01/17	40
10	A10197448	3451 NE 1st Ave #M0306	31	Month	Unfurnished	1	1/1	802		2007	\$2.74	\$2,200	\$2,200			02/13/17	34
11	A10143157	3470 E Coast Ave #H0502	31	Year	Unfurnished	2	2/1	1,088		2007	\$2.07	\$2,900	\$2,290			03/01/17	158
12	A10214150	3470 E Coast Ave #H0708	31	Year	Unfurnished	2	2/0	1,088		2007	\$2.30	\$2,700	\$2,550			03/15/17	27
13	A10182061	3470 E Coast #H2405	31	Month	Unfurnished	2	2/0	964		2007	\$2.65	\$2,800	\$2,800			03/15/17	73
14	A10140000	3470 E Coast Ave #H27110	31	Year	Unfurnished	2	2/1	1,088		2007	\$2.53	\$3,250	\$2,775			02/20/17	139
15	A10118478	3451 NE 1 #M0307	31	Year	Unfurnished	2	2/1	1,072		2007	\$2.61	\$2,800	\$3,000			02/01/17	175
16	A10190807	3470 E Coast #H-1604	31	Month	Furnished	3	2/0	1,400		2008	\$2.14	\$3,150	\$3,550			01/09/17	21
17	A10126695	3470 E Coast Ave #H2804	31	Month	Unfurnished	3	2/0	1,242		2007	\$2.50	\$6,000	\$3,400			03/18/17	224
18	A10179399	3451 NE 1st Ave #M0907	31	Year	Furnished	2	2/1	1,072		2007	\$2.89	\$3,200	\$3,200			02/03/17	86
19	A10228917	3451 NE 1st Ave #PM05	31	Month	Unfurnished	2	2/1	1,570		2007	\$2.10	\$3,300	\$3,300			03/20/17	12
20	A10180472	3470 E Coast Ave #H2104	31	Month	Unfurnished	2	2/0	1,364		2007	\$2.49	\$3,500	\$3,500			02/15/17	89
21	A10160860	3470 E Coast Ave #PH203	31	Year	Unfurnished	2	2/1	2,451		2007	\$1.80	\$4,950	\$4,650			03/31/17	141
22	A2199607	3470 E COAST AVE #PH206	31	Month	Furnished	4	4/1	3,988		2007	\$2.38	\$12,250	\$11,500			03/01/17	477
Rented Totals																	
Listing Count :		22	Averages:					1,155		2007	\$2.54	\$3,226	\$2,989				93
											Price :	High	\$9,500	Low	\$1,600	Median	\$2,375
Grand Totals																	
Count :		22	Averages:					\$/SqFt: \$2.38		ADOM: 95	OP: \$3,226	LP: \$2,989	SP:				

2016

Rented Properties																	
RNT	Listing #	Address	Area	Rnt Per	F\$	Bds	Bths	Sqft Liv	Lot SF	Yr Blt	\$\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A10010030	3470 E COAST AV #H-403	31	Month	Furnished	0	1/0	664		2007	\$2.64	\$1,850	\$1,850			01/11/16	7
2	A10006880	3470 E COAST AV #H0305	31	Month	Unfurnished	1	1/1	735		2007	\$2.38	\$1,750	\$1,750			02/16/16	11
3	A10002764	3470 E Coast Ave #H1806	31	Year	Unfurnished	1	1/0	588		2007	\$3.06	\$1,900	\$1,900			01/01/16	5
4	A10005772	3470 E Coast Ave #H1212	31	Month	Unfurnished	1	1/1	735		2007	\$2.65	\$1,950	\$1,950			01/18/16	10
5	A10005631	3470 E COAST AV #H1402	31	Year	Unfurnished	1	1/1	735		2007	\$2.69	\$1,975	\$1,975			01/12/16	17
6	A10022314	3470 E Coast Ave #H1407	31	Month	Unfurnished	1	1/0	728		2007	\$2.88	\$2,200	\$2,200			03/01/16	36
7	A2213091	3470 E COAST AV #H1205	31	Year	Unfurnished	2	2/0	964		2007	\$2.59	\$2,775	\$2,500			02/23/16	61
8	A10005485	3470 E Coast Ave #H1405	31	Year	Unfurnished	2	2/0	964		2007	\$2.72	\$2,800	\$2,650			03/01/16	74
9	A10001381	3451 NE 1st Ave #M0705	31	Month	Unfurnished	2	2/1	1,200		2007	\$2.38	\$2,950	\$2,850			02/15/16	68
10	A10034995	3470 E Coast Ave #H0908	31	Month	Furnished	2	2/1	1,017		2007	\$3.44	\$3,500	\$3,500			03/07/16	6
11	A2210673	3470 E COAST AV #H2201	3113	Month	Unfurnished	3	2/1	1,577		2007	\$2.54	\$4,400	\$4,250			01/23/16	52
12	A10007299	3470 E Coast Ave #H2301	31	Month	Unfurnished	3	2/1	1,577		2007	\$2.54	\$4,700	\$4,200			01/27/16	40
13	A2164565	3470 COAST AV #H1801	31	Month	Unfurnished	3	2/1	1,577		2007	\$2.73	\$4,600	\$4,430			02/10/16	137
Rented Totals																	
Listing Count :		13	Averages:					1,005		2007	\$2.71	\$2,873	\$2,770				40
											Price :	High	\$4,300	Low	\$1,750	Median	\$2,500
Grand Totals																	
Count :		13	Averages:					\$/SqFt: \$2.62		ADOM: 38	OP: \$2,873	LP: \$2,770	SP:				



FOR YOUR OWN CUSTOM REPORT!!!

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