

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

UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	5	5	0%
Average Sold Price	\$406,480	\$726,400	44%
Average Days on the Market	180	131	(37%)
Average Sold Price per Sq.Ft.	\$426.81	\$323.40	(32%)

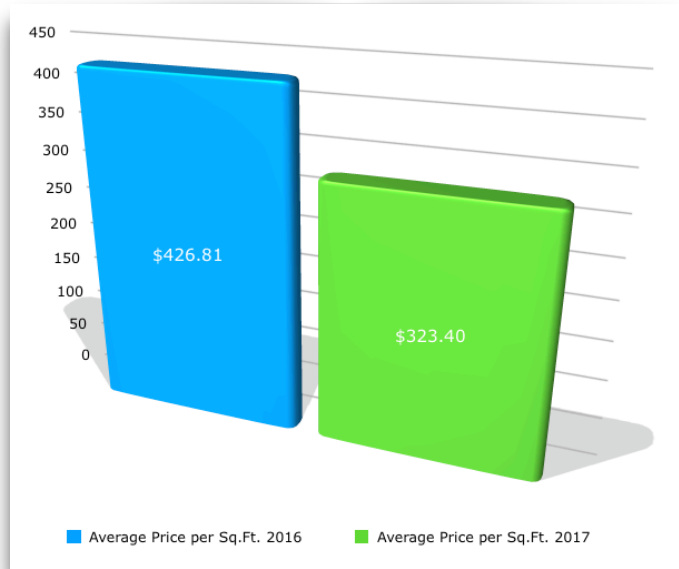
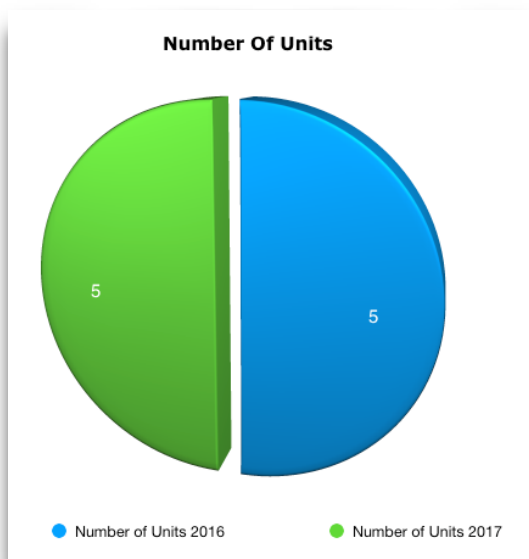
The sales activity for the second quarter in 2 Midtown Condominium was the same as last year, but there was a 44% increase in the average sold price. The number of days a unit spent on the market fell to 131 days on average. With that said, the average sold price per SqFt also decreased by 32%.

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	A10086565	3470 E Coast Ave #H1008	TWO MIDTOWN	31	1	1/1	735	735	2007	\$380.95	\$314,000	\$289,600	\$280,000	89.17	04/10/17	315
2	A10233582	3451 NE 1st Ave #M0402	Two Midtown Miami	31	1	2	906	1,417	2007	\$380.79	\$345,000	\$345,000	\$345,000	100.00	05/26/17	47
3	A10203221	3470 E Coast Ave #H1508	2 Midtown	31	2	2/1	1,017	1,017	2007	\$344.15	\$380,000	\$375,000	\$350,000	92.11	05/23/17	110
4	A10180059	3449 NE 1st Ave #L-13	TWO MIDTOWN	31	2	2/2	2,048	2,421	2007	\$413.57	\$875,000	\$875,000	\$847,000	96.80	05/18/17	63
5	A10175023	3470 E Coast Ave #PH208	Two Midtown Miami	31	4	4/1	3,988	6,062	2007	\$453.86	\$1,949,000	\$1,949,000	\$1,810,000	92.87	04/28/17	35
Closed Sale Totals																
Listing Count : 5				Averages:			1,739	2,330	2007	\$394.67	\$772,600	\$766,720	\$726,400	94.19	114	
				Price :						High	\$1,810,000	Low	\$280,000	Median	\$350,000	
Grand Totals																
Count : 5				Averages:	\$/SqFt:	\$323.40	ADOM:	131	OP:	\$772,600	LP:	\$766,720	SP:	\$726,400		

2016

Closed Sale Properties																						
E2 Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM							
A10049661	3470 E Coast Ave #H1002	MIDTOWN 2 CONDO	31	1	1/1	735	735	2007	\$384.35	\$299,900	\$299,900	\$282,500	94.20	06/13/16	31							
A10057987	3470 E Coast Ave #H1412	2 MIDTOWN	31	1	1/1	735	735	2007	\$421.77	\$329,000	\$329,000	\$310,000	94.22	05/31/16	45							
A2143224	3470 E COAST AV #H1410	2 MIDTOWN	31	1	1/0	697	697	2007	\$459.11	\$369,000	\$349,000	\$320,000	86.72	04/01/16	235							
A2053030	3470 E COAST AV #H2005	TWO MIDTOWN	31	2	2/0	964	964	2007	\$409.75	\$399,000	\$399,000	\$395,000	99.00	04/12/16	438							
A2193289	3451 NE 1 AV #PH06	TWO MIDTOWN	31	2	2/0	1,579	1,579	2007	\$459.09	\$749,000	\$724,900	\$724,900	96.78	04/19/16	168							
Closed Sale Totals																						
Listing Count: 5			Averages:		942		942		2007		\$426.81		\$429,180		\$420,360		\$406,480		94.18		183	
			Price:		High		\$724,900		Low		\$282,500		Median		\$320,000							
Grand Totals																						
Count: 5			Averages:		\$/SqFt: \$426.81		ADOM: 180		OP: \$429,180		LP: \$420,360		SP: \$406,480									



UNITS RENTED

	2016	2017	% Change
Number of Rented Units	21	19	(10%)
Average Rented Price	\$2,473	\$2,333	(6%)
Average Days on the Market	59	80	36%

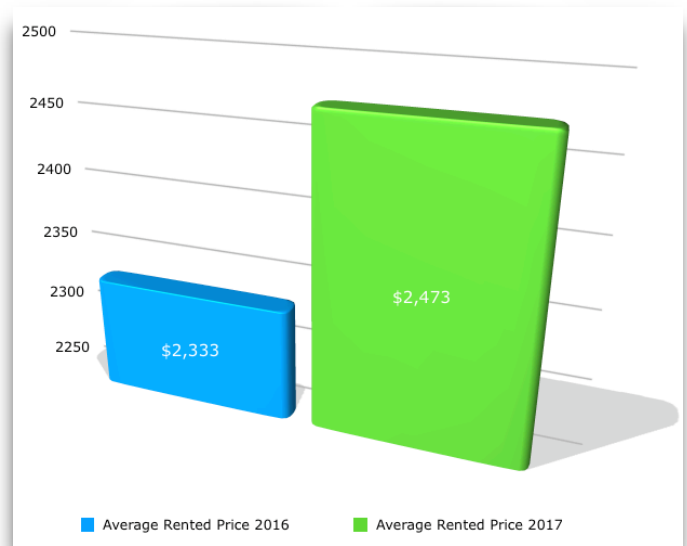
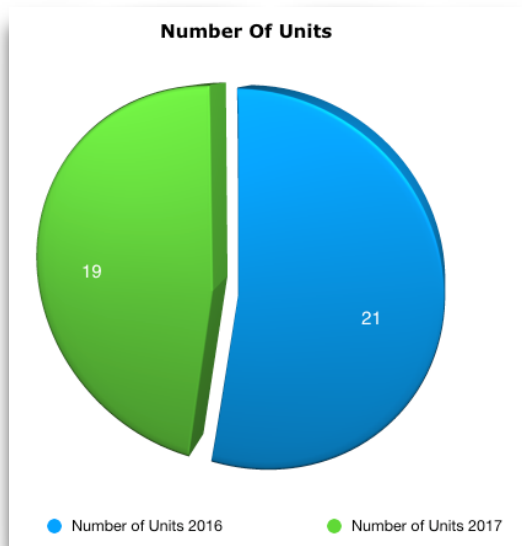
The second quarter in 2 Midtown Condominium there was a 10% drop on the rental activity compared to the previous year and the average rented price also fell by 6%. The average number of days on the market increased from 59 days to 80 days. Pricing a rental listing right from the start is rather important because the condo can be rented a lot 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	A10260766	3451 NE 1st Ave #M0304	31	Month	Unfurnished	0	1/0	492		2007	\$3.25	\$1,800	\$1,600			06/16/17	48
2	A10279421	3470 E Coast Ave #H0405	31	Year	Unfurnished	1	1/1	736		2007	\$2.38	\$1,750	\$1,750			06/15/17	20
3	A10232004	3470 E Coast Ave #H2306	31	Month	Unfurnished	1	1/0	588		2007	\$3.15	\$1,925	\$1,925			04/20/17	43
4	H10241176	3470 E COAST AVE #H0603	31	Year	Unfurnished	1	1/0	664			\$2.86	\$2,100	\$2,050			04/06/17	23
5	A10223583	3470 E COAST AV #H1102	31	Year	Unfurnished	1	1/1	735		2007	\$2.59	\$2,150	\$2,000			05/22/17	91
6	A10265881	3470 E Coast Ave #H2602	31	Month	Unfurnished	1	1/1	735		2007	\$2.59	\$1,900	\$1,900			06/01/17	13
7	A10250654	3451 NE 1st Ave #M0305	31	Year	Unfurnished	1	1/1	802		2007	\$2.43	\$2,150	\$2,075			06/16/17	55
8	A10236266	3451 NE 1 AV #M401	41	Month	Unfurnished	1	2/0	906		2007	\$2.21	\$2,200	\$2,100			04/26/17	51
9	A10216306	3470 E Coast Ave #H1407	31	Month	Unfurnished	1	1/0	728		2007	\$2.75	\$2,150	\$2,000			05/01/17	86
10	A10196594	3449 NE 1st Ave #L62	31	Month	Unfurnished	1	1/1	1,411		2007	\$1.58	\$2,700	\$2,500			05/10/17	139
11	F10051561	3470 E Coast Ave #H2205	41	Year	Unfurnished	2	2/0	964		2007	\$2.36	\$2,650	\$2,375			06/01/17	118
12	A10266428	3451 NE 1st Ave #M0202	31	Month	Furnished	2	2/0	919		2007	\$2.67	\$2,450	\$2,450			06/01/17	11
13	A10200145	3451 NE 1st Ave #M0507	31	Month	Furnished	2	2/1	1,072		2007	\$2.33	\$3,200	\$2,500			05/05/17	115
14	A10171223	3449 NE 1st Ave #L61	31	Month	Unfurnished	1	1/1	1,411		2007	\$1.77	\$2,900	\$2,700			06/15/17	227
15	A10257980	3470 E Coast Ave #H0909	31	Month	Unfurnished	1	1/1	735		2007	\$3.47	\$2,300	\$2,300			06/15/17	132
16	A10223360	3451 NE 1 AV #M0706	31	Month	Unfurnished	2	2/0	1,072		2007	\$2.47	\$2,900	\$2,800			05/25/17	104
17	A10271730	3451 NE 1st Ave #M0406	31	Year	Unfurnished	2	2/0	1,072		2007	\$2.57	\$2,750	\$2,750			06/30/17	13
18	A10209409	3470 E COAST AV #H1404	31	Month	Unfurnished	3	2/0	1,242		2007	\$2.33	\$3,450	\$2,975			04/28/17	77
19	A10241452	3470 E Coast Ave #PH105	31	Year	Unfurnished	2	2/1	2,177		2007	\$1.61	\$5,300	\$4,000			05/17/17	64
Rented Totals																	
Listing Count :	19	Averages:				972	2007	\$2.49	\$2,564	\$2,355							
		Price :		High		\$3,500	Low	\$1,600	Median	\$2,225							
Grand Totals																	
Count :	19	Averages:		\$/SqFt:		ADOM: 76	OP: \$2,564	LP: \$2,355	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	A2187547	3451 NE 1 AV #M0506	31	Month	Unfurnished	0	1/0	492		2007	\$2.95	\$1,850	\$1,600			05/10/16	199
2	A10077835	3470 E Coast Ave #H0705	31	Year	Unfurnished	2	2/0	964		2007	\$1.76	\$2,700	\$2,700			06/24/16	51
3	H10017192	3470 E COAST AVE #H0603	31	Year	Unfurnished	1	1/0	664		2007	\$2.71	\$2,300	\$1,825			04/06/16	65
4	A10062580	3470 E Coast Ave #1406	31	Month	Unfurnished	1	1/0	600		2007	\$3.08	\$1,850	\$1,850			05/03/16	24
5	A10043406	3470 E Coast Ave #H2006	31	Month	Unfurnished	1	1/0	588		2007	\$3.15	\$1,950	\$1,950			05/27/16	84
6	A10055555	3470 E Coast Ave #H0706	31	Month	Unfurnished	1	1/0	588		2007	\$3.15	\$1,950	\$1,850			06/29/16	64
7	A10052783	3470 E Coast Ave #H1207	31	Month	Unfurnished	1	1/0	728		2007	\$2.61	\$2,075	\$2,075			06/03/16	59
8	A10093327	3470 E Coast Ave #H1012	31	Year	Unfurnished	1	1/1	735		2007	\$2.59	\$1,975	\$1,975			06/13/16	8
9	F10014036	3470 E Coast Ave #H2203	31	Month	Unfurnished	1	1/1	735		2007	\$2.71	\$1,990	\$1,990			06/23/16	28
10	A10018684	3470 E COAST AV #H1102	31	Year	Unfurnished	1	1/1	735		2007	\$2.72	\$2,200	\$2,100			04/08/16	68
11	A10064104	3470 E Coast Ave #H1412	31	Year	Unfurnished	1	1/1	735		2007	\$2.72	\$1,950	\$1,950			06/06/16	17
12	A10059847	3470 E Coast Ave #H2708	31	Month	Furnished	1	1/0	588		2007	\$3.57	\$2,275	\$2,015			06/27/16	83
13	A2176363	3470 E COAST AV #H2402	31	Year	Unfurnished	1	1/1	802		2007	\$2.68	\$2,300	\$2,150			06/01/16	138
14	A10016038	3470 E COAST AV #H1708	31	Month	Unfurnished	2	2/0	1,017		2007	\$2.26	\$2,550	\$2,550			05/01/16	43
15	A10025929	3451 NE 1st Ave #M0806	31	Year	Unfurnished	2	2/1	1,072		2007	\$2.57	\$2,800	\$2,800			05/01/16	52
16	A10028742	3470 E COAST AV #H1908	31	Year	Unfurnished	2	2/0	1,087		2007	\$2.74	\$2,975	\$2,975			04/30/16	62
17	A10045562	3470 E Coast Ave #H1711	31	Month	Unfurnished	2	2/1	1,081		2007	\$2.86	\$3,295	\$3,095			05/01/16	57
18	A10075692	3451 NE 1 Ave #M0507	31	Month	Furnished	2	2/1	1,072		2007	\$2.99	\$3,400	\$3,350			06/14/16	43
19	A10061539	3470 E Coast Ave #H2410	31	Year	Unfurnished	2	2/1	1,088		2007	\$3.08	\$3,350	\$3,350			05/06/16	11
20	A10027302	3470 East Coast ave #H2209	31	Month	Furnished	2	2/1	1,181			\$2.96	\$3,500	\$3,500			04/01/16	59
21	A10080486	3470 E Coast Ave #H1701	31	Month	Unfurnished	3	2/1	1,577		2007	\$2.43	\$4,275	\$4,275			06/23/16	35
Rented Totals																	
Listing Count :	21	Averages:				863	2007	\$2.78	\$2,548	\$2,473							
		Price :		High		\$3,833	Low	\$1,450	Median	\$2,000							
Grand Totals																	
Count :	21	Averages:		\$/SqFt: \$2.86		ADOM: 59	OP: \$2,548	LP: \$2,473	SP:								



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(786) 285-4224 or

beachfrontrealty@gmail.com



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