

# FIRST QUARTERLY REPORT & MARKET ANALYSIS 2016 vs 2017 - 4 Midtown Condo

## UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	9	5	(44%)
Average Sold Price	\$409,889	\$424,800	4%
Average Days on the Market	207	153	(26%)
Average Sold Price per Sq.Ft.	\$386.15	\$334.10	(13%)

There was a 44% drop in the first quarter sales activity and a 13% decline in sold price per square foot in 4 Midtown Condominium compared to last year. The average sold price increased with 4% and the number of days a unit spent on the open market went from 207 days to 153 in the first 3 months of 2017.

## 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	A10177634	3301 NE 1st Ave #H1803 *5%*	Four Midtown	31	0	1/0	655	655	2008	\$381.68	\$279,210	\$279,210	\$250,000	89.54	03/15/17	103
2	A10178886	3301 NE 1st Ave #H-1501	Four Midtown	31	2	2	1,291	1,291	2008	\$298.22	\$475,000	\$450,000	\$385,000	81.05	03/02/17	99
3	A10057470	3301 NE 1 AVE #H1210	Midtown Miami 4	31	2	2/0	1,142	1,142	2008	\$358.14	\$549,000	\$429,000	\$409,000	74.50	03/31/17	333
4	A10180938	3301 NE 1st Ave #H1202	FOUR MIDTOWN	31	2	2	1,263	1,572	2008	\$391.92	\$515,000	\$515,000	\$495,000	96.12	02/17/17	43
5	A10175957	3301 NE 1 AV #M0512	FOUR MIDTOWN	31	3	3/0	1,842	1,842	2008	\$317.59	\$599,000	\$599,000	\$585,000	97.66	03/10/17	122
<b>Closed Sale Totals</b>																
Listing Count: 5				Averages:		1,239	1,300	2008	\$349.51	\$483,442	\$454,442	\$424,800	87.77	140		
				Price:		High	\$585,000	Low	\$250,000	Median	\$409,000					
<b>Grand Totals</b>																
Count: 5				Averages:		\$/SqFt: \$334.10	ADOM: 153	OP: \$483,442	LP: \$454,442	SP: \$424,800						

# 2016

## Closed Sale Properties

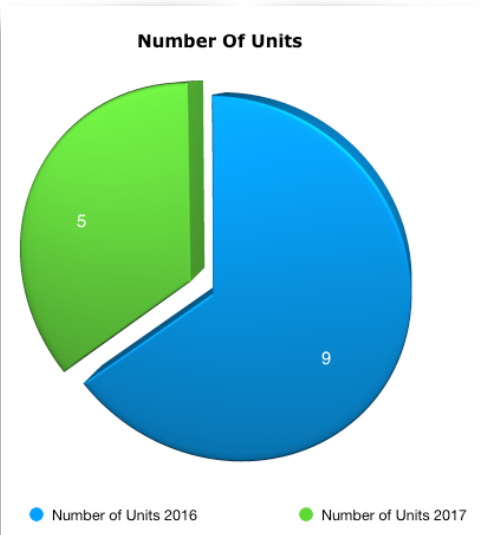
REZ	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	Sqft Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A2014925	3301 NE 1 AV #H1903	Midtown 4	31	0	1/1	655	655	2008	\$381.68	\$284,900	\$269,900	\$250,000	87.75	02/04/16	198
2	A2196843	3301 NE 1 AV #H1405	FOUR MIDTOWN	31	1	1/1	761	761	2008	\$413.93	\$340,000	\$325,000	\$315,000	92.65	01/04/16	47
3	A10004272	3301 NE 1st Ave #H1906	Four Midtown	31	1	1/1	861	861	2008	\$400.70	\$375,000	\$365,000	\$345,000	92.00	03/29/16	74
4	A2055189	3301 NE 1 AV #H2806	FOUR MIDTOWN	31	1	1/1	861	861	2008	\$418.12	\$399,900	\$379,000	\$360,000	90.02	01/07/16	363
5	A2101045	3301 NE 1 AV #M0606	FOUR MIDTOWN	31	2	2	1,181	1,181	2008	\$345.47	\$488,000	\$425,000	\$408,000	83.61	03/08/16	296
6	A2126676	3301 NE 1 AV #M0208	FOUR MIDTOWN	31	2	2/1	1,609	1,609	2008	\$257.92	\$490,000	\$445,000	\$415,000	84.69	03/23/16	272
7	A10009713	3301 NE 1 AV #H0901	Midtown 4	31	2	2/0	1,262	1,262	2008	\$344.69	\$445,000	\$445,000	\$435,000	97.75	02/24/16	58
8	A2209769	3301 NE 1 AV #H1404	FOUR MIDTOWN	31	2	2/0	1,142	1,142	2008	\$429.07	\$525,000	\$525,000	\$490,000	93.33	02/16/16	41
9	A10035545	3301 NE 1 AV #L04PH1	4 Midtown	31	2	2	1,387	1,387	2008	\$483.78	\$699,000	\$699,000	\$671,000	95.99	03/11/16	14

## Closed Sale Totals

Listing Count :	9	Averages:	1,080	1,080	2008	\$386.15	\$449,644	\$430,878	\$409,889	90.87	151
Price :		High	\$671,000	Low	\$250,000	Median	\$408,000				

## Grand Totals

Count :	9	Averages:	\$/SqFt: \$386.15	ADOM: 207	OP: \$449,644	LP: \$430,878	SP: \$409,889
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# UNITS RENTED

	2016	2017	% Change
Number of Rented Units	27	26	(4%)
Average Rented Price	\$2,684	\$2,462	(8%)
Average Days on the Market	62	78	26%

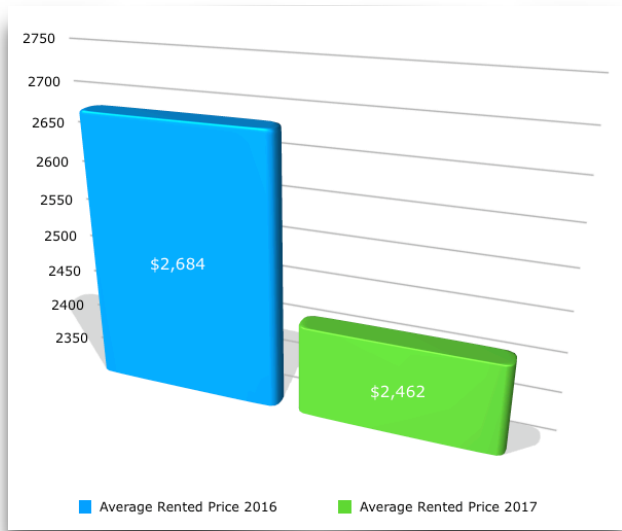
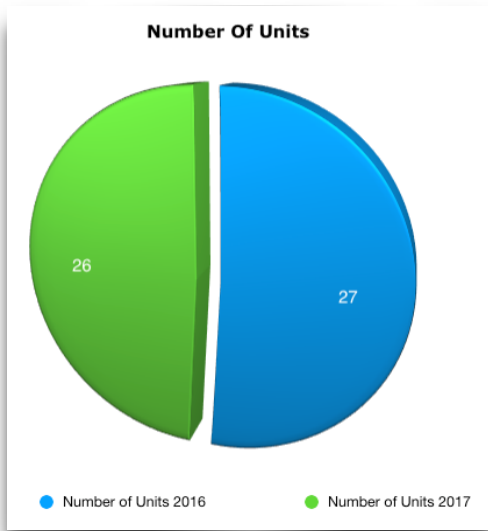
The first quarter of 2017 the rental activity in 4 Midtown Condominium was slightly weaker than the previous year. We noticed an 8% decrease on the average rented price and the average number of days a condo spent on the market hopped from 62 to 95 days in the first 3 months. Pricing a rental listing right from the start is very important because it will rent 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	A10166441	3301 NE 1 AV #H3013	31	Month	Unfurnished	0	1/0	655		2008	\$2.44	\$1,900	\$1,600			02/27/17	116
2	A10159699	3301 NE 1st Ave #H1113	31	Year	Unfurnished	0	1/0	655		2008	\$2.75	\$1,950	\$1,800			03/01/17	99
3	A10209893	3301 NE 1 AV #H0005	31	Month	Unfurnished	1	1/1	761		2008	\$2.37	\$1,800	\$1,800			01/29/17	0
4	A10211525	3301 NE 1st Ave #H1708	31	Year	Unfurnished	1	1/1	861		2008	\$2.21	\$2,200	\$2,200			03/01/17	36
5	A10201212	3301 NE 1st Ave #H2011	31	Month	Unfurnished	1	1/1	761		2008	\$2.50	\$2,100	\$2,050			03/29/17	66
6	A10193438	3301 NE 1 AV #H2503	31	Month	Unfurnished	0	1/0	655		2008	\$2.90	\$1,950	\$1,950			03/01/17	77
7	A10127006	3301 NE 1 AV #H1905	31	Month	Unfurnished	1	1/1	761		2008	\$2.56	\$2,200	\$2,100			01/24/17	173
8	A10192047	3301 NE 1st Ave #H1211	31	Month	Unfurnished	1	1/1	761		2008	\$2.63	\$2,100	\$2,100			02/17/17	66
9	A10198467	3301 NE 1ST AVE #H1605	31	Month	Unfurnished	1	1/1	912		2008	\$2.19	\$2,100	\$2,100			01/25/17	26
10	A10175842	3301 NE 1 AV #L0208	31	Month	Unfurnished	1	1/1	1,006		2008	\$2.19	\$2,350	\$2,350			01/13/17	41
11	A10194750	3301 NE 1ST AVE #H1808	31	Month	Unfurnished	1	1/1	937		2008	\$2.35	\$2,350	\$2,275			03/17/17	91
12	A10194517	3301 NE 1st Ave #M0508	31	Month	Unfurnished	1	1/1	1,328		2008	\$1.69	\$2,300	\$2,300			02/01/17	24
13	A10138642	3301 NE 1 AV #H2108	31	Year	Unfurnished	1	1/1	861		2008	\$2.67	\$2,500	\$2,500			01/15/17	112
14	A10154465	3301 NE 1st Ave #H2309	31	Year	Unfurnished	2	2/0	1,181		2008	\$2.03	\$2,700	\$2,480			03/14/17	150
15	A10149471	3301 NE 1st Ave #M0313	31	Year	Unfurnished	2	2/0	1,226		2008	\$2.04	\$3,400	\$2,500			03/01/17	153
16	A10067766	3301 NE 1 AV #H2709	31	Month	Unfurnished	2	2/0	1,181		2008	\$2.16	\$3,000	\$2,600			02/10/17	257
17	F10044933	3301 NE 1st Ave #H1004	31	Month	Furnished	2	2/0	1,142		2008	\$2.32	\$2,700	\$2,700			02/01/17	23
18	A10184337	3301 NE 1 Ave #H2815	31	Year	Unfurnished	2	2/0	1,262		2008	\$2.20	\$3,100	\$2,850			02/01/17	38
19	A10206307	3301 NE 1 AV #H1112	31	Month	Unfurnished	2	2/0	0		2008	\$0.00	\$2,990	\$2,990			03/01/17	48
20	A10200444	3301 NE 1st Ave #M0302	31	Month	Unfurnished	1	1/1	1,499		2008	\$1.87	\$2,900	\$2,900			03/01/17	56
21	A10217757	3301 NE 1ST AVE #H2104	31	Month	Unfurnished	2	2/0	1,142		2008	\$2.45	\$2,900	\$2,900			03/01/17	12
22	A10186270	3301 NE 1st Ave #M0502	31	Month	Unfurnished	1	1/1	1,449		2008	\$1.93	\$2,850	\$2,850			01/20/17	51
23	A10152302	3301 NE 1st Ave #H0810	31	Month	Unfurnished	2	2/0	1,142		2008	\$2.54	\$3,000	\$3,000			01/13/17	78
24	A10224258	3301 NE 1st Ave #H1502	31	Year	Unfurnished	2	2/0	1,263		2008	\$2.30	\$3,000	\$2,975			03/29/17	30
25	A10177930	3301 NE 1 AV #H2810	31	Year	Part Furn	2	2/0	1,142		2008	\$2.54	\$3,200	\$2,950			02/07/17	84
26	A10194501	3301 NE 1st Ave #1712	31	Month	Unfurnished	2	2/0				\$0.00	\$3,200	\$3,200			01/10/17	17
<b>Rented Totals</b>																	
Listing Count : 26																	
Averages:																	
Price : High \$3,200 Low \$1,600 Median \$2,350																	
<b>Grand Totals</b>																	
Count : 26																	
Averages: \$/SqFt: ADOM: 78 OP: \$2,567 LP: \$2,462 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	A10035337	3301 NE 1 AV #M201	31	Month	Unfurnished	0	1/0	808			\$2.10	\$1,950	\$1,700			03/31/16	42
2	A10045686	3301 NE 1 AV #H1703	32	Year	Unfurnished	0	1/0	655		2008	\$2.67	\$1,800	\$1,800			03/26/16	11
3	A10022168	3301 NE 1 AVE #L302	31	Month	Unfurnished	1	1/1	711		2008	\$2.52	\$1,790	\$1,790			03/01/16	15
4	A10051861	3301 NE 1 AV #H1409	31	Month	Unfurnished	1	1/1	861		2008	\$2.15	\$2,200	\$2,300			03/23/16	6
5	A10020429	3301 NE 1 AV #H2203	31	Month	Unfurnished	0	1/0	655		2008	\$2.82	\$1,850	\$1,850			02/19/16	31
6	A10023380	3301 NE 1st Ave #H1513	31	Month	Unfurnished	1	1/0	655		2008	\$2.90	\$1,950	\$1,950			03/13/16	14
7	A10010744	3301 NE 1st Ave #H0903	31	Year	Unfurnished	0	1/0	655		2008	\$2.90	\$1,900	\$1,900			01/15/16	7
8	A10028861	3301 NE 1 av #H1903	31	Year	Unfurnished	0	1/0	655		2008	\$3.05	\$2,000	\$2,000			03/01/16	25
9	A10027314	3301 NE 1st Ave #H1706	31	Year	Unfurnished	1	1/1	861		2008	\$2.38	\$2,200	\$2,200			03/01/16	11
10	A10014813	3301 NE 1 ave #H1405	31	Month	Unfurnished	1	1/1	761		2008	\$2.89	\$2,200	\$2,200			02/08/16	5
11	A10030369	3301 NE 1st Ave #H2105	31	Month	Unfurnished	1	1/1	761		2008	\$2.89	\$2,200	\$2,200			03/22/16	50
12	A10022057	3301 NE 1st Ave #H2305	31	Month	Unfurnished	1	1/1	761		2008	\$2.92	\$2,275	\$2,250			03/14/16	38
13	A10012327	3301 NE 1st Ave #H1508	31	Month	Unfurnished	1	1/1	861		2008	\$2.67	\$2,400	\$2,400			01/29/16	60
14	A10001892	3301 NE 1ST AVE #H1808	31	Month	Unfurnished	1	1/1	937		2008	\$2.45	\$2,300	\$2,300			02/02/16	50
15	H10015714	3301 NE 1ST AVE #H2811	31	Year	Unfurnished	1	1/1	761		2008	\$3.02	\$2,300	\$2,300			02/01/16	19
16	A10026084	3301 NE 1 AV #M0704	31	Month	Unfurnished	2	2/0	1,181		2008	\$2.37	\$3,000	\$2,900			03/11/16	39
17	A2170702	3301 NE 1 AV #M0806	31	Month	Unfurnished	2	2/0	1,181		2008	\$2.46	\$3,500	\$3,100			01/05/16	122
18	A10010080	3301 NE 1 #H1601	31	Month	Unfurnished	2	2/0	1,262		2008	\$2.38	\$3,200	\$3,200			02/01/16	24
19	A10012253	3301 NE 1 AV #H1502	31	Year	Unfurnished	2	2/0	1,263		2008	\$2.38	\$3,275	\$3,175			02/25/16	41
20	A2187931	3301 NE 1 AV #H1607	31	Year	Unfurnished	2	2/0	1,301		2008	\$2.31	\$3,700	\$3,000			02/05/16	116
21	A10009764	3301 NE 1 AVE #1904	31	Year	Unfurnished	2	2/0	1,142		2008	\$2.63	\$3,200	\$3,000			02/19/16	39
22	A2208123	3301 NE 1 AV #H1104	31	Month	Unfurnished	2	2/0	1,142		2008	\$2.67	\$3,200	\$3,200			01/10/16	35
23	A10013077	3301 NE 1st Ave #H1802	31	Month	Unfurnished	2	2/0	1,263		2008	\$2.45	\$3,300	\$3,300			02/03/16	26
24	A2195627	3301 1 AV #H812	31	Year	Unfurnished	2	2/0	1,263		2008	\$2.45	\$3,150	\$3,150			02/15/16	80
25	A10007635	3301 NE 1 AVE #PH16	31	Month	Furnished	1	2/0	1,291		2008	\$2.48	\$3,500	\$3,250			03/01/16	48
26	A10013581	3301 NE 1 AV #H2812	31	Month	Unfurnished	2	2/0	1,263		2008	\$2.77	\$3,700	\$3,550			02/22/16	30
27	A2172057	3301 NE 1 AVE #LPH7	31	Year	Furnished	3	2/1	2,222		2008	\$2.93	\$7,000	\$6,500			01/04/16	117
<b>Rented Totals</b>																	
Listing Count : 27																	
Averages:																	
Price : High \$6,500 Low \$1,700 Median \$2,300																	
<b>Grand Totals</b>																	
Count : 27																	
Averages: \$/SqFt: \$2.56 ADOM: 62 OP: \$2,779 LP: \$2,684 SP:																	



**FOR YOUR OWN CUSTOM REPORT!!!**

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