

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

UNITS SOLD

	2016	2017	% Change
Number of Sales (Closed)	8	4	(50%)
Average Sold Price	\$389,125	\$338,500	(13%)
Average Days on the Market	124	96	(23%)
Average Sold Price per Sq.Ft.	\$362.65	\$368.65	2%

There was a minus 50% change in second quarter sales activity in 4 Midtown Condominium and a 2% increase in the sold price per square foot compared to last year. The average sold price dropped with 13%. The number of days a condo would spend on the open market went down from 124 days to 96 in the second quarter.

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	A10233768	3301 NE 1 AV #H2803	FOUR MIDTOWN	31	0	1/0	655	655	2008	\$366.41	\$270,000	\$270,000	\$240,000	88.89	04/14/17	44					
2	A10207643	3301 NE 1st Ave #L0303	4 Midtown Miami	31	1	1/1	711	711	2008	\$351.62	\$267,700	\$267,700	\$250,000	93.39	04/05/17	72					
3	A10259979	3301 NE 1st Ave #H1010	4 Midtown Miami	31	2	2/0	1,142	1,142	2008	\$358.14	\$449,000	\$449,000	\$409,000	91.09	06/29/17	33					
4	A10148794	3301 NE 1st Ave #H2404	Four Midtown	31	2	2/0	1,142	1,142	2008	\$396.42	\$599,000	\$599,000	\$455,000	75.96	04/25/17	190					
Closed Sale Totals																					
Listing Count: 4				Averages:		913		913		2008		\$368.65		\$396,425		\$338,500		87.33		85	
				Price:				High		\$455,000		Low		\$240,000		Median		\$329,500			
Grand Totals																					
Count: 4				Averages:		\$/SqFt: \$368.65		ADOM: 96		OP: \$396,425		LP: \$396,425		SP: \$338,500							

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	A10031673	3301 NE 1st Ave #M0203	MIDTOWN4	32	1	1	694	694	2008	\$335.01	\$260,000	\$260,000	\$232,500	89.42	04/19/16	15
2	A2157980	3301 NE 1 AV #H2613	FOUR	31	0	1/0	655	655	2008	\$396.95	\$299,000	\$265,000	\$260,000	86.96	05/06/16	213
3	A10055916	3301 NE 1st Ave #H2611	FOUR	31	1	1/1	806	892	2008	\$450.37	\$370,000	\$370,000	\$363,000	98.11	06/20/16	57
4	A10061192	3301 NE 1 AV #M0504	FOUR	31	1	2/0	1,500	1,500	2008	\$260.00	\$399,000	\$399,000	\$390,000	97.74	06/16/16	49
5	A10022976	3301 NE 1st Ave #H3007	FOUR	31	2	2/0	1,181	1,181	2008	\$355.63	\$468,900	\$448,900	\$420,000	89.57	06/22/16	132
6	A10023203	3301 NE 1st Ave #H0812	Four Midtown	31	2	2/0	1,263	1,263	2008	\$372.13	\$525,000	\$514,000	\$470,000	89.52	06/17/16	101
7	A2099247	3301 NE 1 AV #H3001	4 Midtown	31	2	2/0	1,262	1,262	2008	\$384.31	\$615,000	\$519,000	\$485,000	78.86	04/08/16	299
8	A2211110	3301 NE 1 AV #H1115	Midtown4	31	2	2/0	1,262	1,262	2008	\$390.25	\$510,000	\$510,000	\$492,500	96.57	05/12/16	110

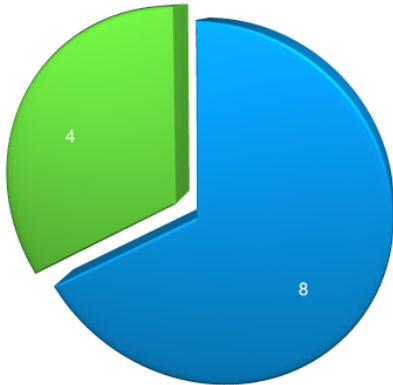
Closed Sale Totals

Listing Count:	8	Averages:		1,078	1,089	2008	\$368.08	\$430,863	\$410,738	\$389,125	90.84		122
		Price:					High	\$492,500	Low	\$232,500	Median	\$405,000	

Grand Totals

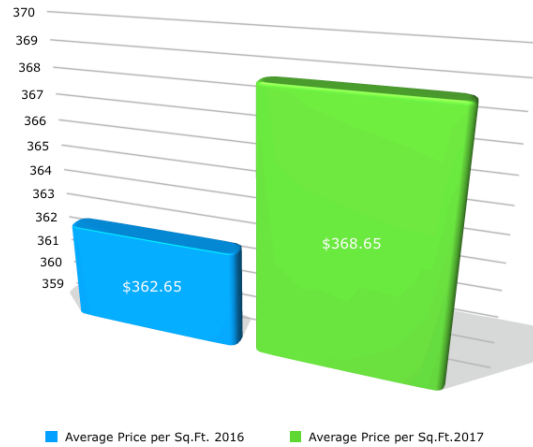
Count:	8	Averages:	\$/SqFt: \$362.65	ADOM: 124	OP: \$430,863	LP: \$410,738	SP: \$389,125
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Number Of Units



● 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	24	34	42%
Average Rented Price	\$2,482	\$2,434	(2%)
Average Days on the Market	43	72	67%

The second quarter of 2017 in 4 Midtown Condominium the rental activity was 42% stronger than back in 2016. The number of rented condos jumped from 24 to 34 and we noticed only a 2% decrease on the average rented price. The average number of days a condo spent on the market also hopped from 43 to 72 days in the second quarter. Pricing a rental listing right from the start is very important because it will rent much faster then otherwise.

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	A10272371	3301 NE 1st Ave #M0202	31	Year	Unfurnished	0	1/0	574		2008	\$2.66	\$1,600	\$1,600			06/19/17	29
2	A10234672	3301 NE 1st Ave #M0207	31	Year	Unfurnished	0	1/0	574		2008	\$2.79	\$1,800	\$1,650			06/28/17	105
3	A10289369	3301 NE 1st Ave #H0813	31	Month	Furnished	0	1/0	632		2008	\$2.69	\$1,800	\$1,800			06/30/17	25
4	A10233457	3301 NE 1st Ave #H1903	32	Year	Unfurnished	0	1/0	655		2008	\$2.63	\$2,000	\$1,800			04/21/17	51
5	A10236149	3301 NE 1st Ave #H1813	31	Year	Unfurnished	0	1/0	655		2008	\$2.67	\$1,750	\$1,750			04/30/17	12
6	A10216945	3301 NE 1 AV #H2203	31	Month	Unfurnished	0	1/0	655		2008	\$2.75	\$1,900	\$1,800			04/05/17	27
7	A10205466	3301 NE 1st Ave #H2213	31	Year	Furnished	0	1/0	655		2008	\$2.75	\$2,150	\$1,800			06/01/17	139
8	A10253357	3301 NE 1st Ave #L0208	31	Month	Unfurnished	1	1/1	711		2008	\$2.67	\$2,000	\$1,950			05/15/17	19
9	A10273159	3301 NE 1st Ave #H1208	31	Month	Unfurnished	1	1/1	861		2008	\$2.21	\$2,050	\$2,050			06/01/17	213
10	A10245211	3301 NE 1 AV #H2805	31	Month	Unfurnished	1	1/1	761		2008	\$2.56	\$2,150	\$1,990			06/19/17	76
11	A10239662	3301 NE 1st Ave #H2305	31	Month	Unfurnished	1	1/1	761		2008	\$2.63	\$2,300	\$2,000			04/15/17	25
12	A10187298	3301 NE 1st Ave #H2106	31	Year	Unfurnished	1	1/1	861		2008	\$2.38	\$2,150	\$2,080			05/01/17	34
13	A10208429	3301 NE 1st Ave #H2406	32	Year	Unfurnished	1	1/1	861		2008	\$2.38	\$2,300	\$2,300			04/14/17	74
14	A10221013	3301 NE 1st Ave #L0201	31	Month	Furnished	1	1/1	865		2008	\$2.43	\$2,300	\$2,200			04/12/17	52
15	A10273803	3301 NE 1st Ave #H2008	31	Month	Unfurnished	1	1/1	861		2008	\$2.44	\$2,250	\$2,250			05/25/17	16
16	H10218887	3301 NE 1st Ave #H2811	31	Year	Unfurnished	1	1/1	761		2008	\$2.83	\$2,300	\$2,200			06/15/17	132
17	A10257986	3301 NE 1 AVE #H1606	31	Month	Unfurnished	1	1/1	861		2008	\$2.53	\$2,325	\$2,300			05/26/17	39
18	A10230249	3301 NE 1 AV #1908	31	Year	Unfurnished	1	1/1	861		2008	\$2.56	\$2,350	\$2,250			06/14/17	90
19	A10188972	3301 NE 1 AV #H-1409	31	Month	Unfurnished	2	2/0	1,181		2008	\$2.03	\$2,750	\$2,450			05/11/17	157
20	A10230992	3301 NE 1st Ave #H1709	31	Year	Unfurnished	2	2/0	1,181		2008	\$2.11	\$2,600	\$2,600			04/15/17	24
21	A10235350	3301 NE 1st Ave #H0807	31	Year	Unfurnished	2	2/0	1,181		2008	\$2.16	\$2,600	\$2,550			06/12/17	98
22	A10234803	3301 NE 1 AVE #M0305	31	Year	Unfurnished	2	2/0	1,181		2008	\$2.16	\$2,800	\$2,600			06/30/17	118
23	A10140538	3301 NE 1st Ave #H2407	31	Month	Unfurnished	2	2/0	1,181		2008	\$2.16	\$2,900	\$2,700			05/15/17	244
24	A10254351	3301 NE 1st Ave #H1804	31	Month	Unfurnished	2	2/0	1,142		2008	\$2.28	\$2,700	\$2,700			06/15/17	40
25	A10250009	3301 NE 1 AV #H2910	31	Month	Unfurnished	2	2/0	1,215		2008	\$2.22	\$2,890	\$2,890			05/01/17	32
26	A10222999	3301 NE 1st Ave #H1802	31	Month	Unfurnished	2	2/0	1,263		2008	\$2.20	\$3,200	\$3,200			04/14/17	51
27	A10236378	3301 NE 1st Ave #H1501	31	Year	Unfurnished	2	2/1	1,262		2008	\$2.21	\$2,890	\$2,790			04/10/17	38
28	A10226685	3301 NE 1 AVENUE #H2810	32	Year	Unfurnished	2	2/0	1,227		2008	\$2.28	\$3,000	\$2,850			05/01/17	74
29	A10250676	3301 NE 1st Ave #H2212	31	Year	Unfurnished	2	2/0	1,263		2008	\$2.24	\$3,100	\$2,975			06/19/17	52
30	A10251893	3301 NE 1st Ave #H1815	32	Year	Unfurnished	2	2/0	1,262		2008	\$2.30	\$3,100	\$3,100			05/15/17	33
31	A10234573	3301 NE 1st Ave #H2402	31	Month	Furnished	2	2/0	1,263		2008	\$2.38	\$3,400	\$3,400			05/01/17	39
32	A10251783	3301 NE 1st Ave #H3012	31	Month	Unfurnished	2	2/0	1,263		2008	\$2.57	\$3,300	\$3,300			05/04/17	23
33	A10259292	3301 NE 1st Ave #H2512	31	Month	Furnished	2	2/0	1,263		2008	\$2.61	\$3,750	\$3,500			06/28/17	58
34	A10204155	3301 NE 1 AV #M0310	31	Year	Furnished	1	3/0	1,842		2008	\$1.82	\$4,900	\$3,390			06/01/17	142
Rented Totals																	
Listing Count :	34	Averages:						988		2008	\$2.42	\$2,569	\$2,434				70
											Price :	High	\$3,350	Low	\$1,525	Median	\$2,188
Grand Totals																	
Count :	34	Averages:								ADOM: 72	OP: \$2,569	LP: \$2,434	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	A10082486	3301 NE 1 Ave #H1713	31	Month	Unfurnished	0	1/0	655	2008	\$2.75	\$1,800	\$1,800			06/04/16	4
2	A10053398	3301 NE 1st Ave #H1813	31	Month	Unfurnished	0	1/0	655	2008	\$2.82	\$1,975	\$1,850			06/01/16	56
3	A10053273	3301 NE 1st Ave #H1213	31	Year	Unfurnished	0	1/0	655	2008	\$2.82	\$1,900	\$1,900			04/27/16	16
4	A10043845	3301 NE 1st Ave #H1813	31	Year	Unfurnished	0	1/0	655	2008	\$2.82	\$2,100	\$1,900			04/28/16	40
5	A10064107	3301 NE 1st Ave #H1111	31	Month	Unfurnished	1	1/1	761	2008	\$2.43	\$2,250	\$2,050			05/13/16	26
6	A10046984	3301 NE 1st Ave #L0201	31	Year	Furnished	1	1/1	865	2008	\$2.20	\$2,500	\$1,900			06/01/16	64
7	A10047361	3301 NE 1 AV #H2405	31	Month	Unfurnished	1	1/1	761	2008	\$2.76	\$2,200	\$2,200			04/01/16	6
8	A10065143	3301 NE 1st Ave #H2806	31	Month	Furnished	1	1/1	861	2008	\$2.44	\$2,699	\$2,699			05/20/16	30
9	A10058220	3301 NE 1st Ave #H2406	32	Year	Unfurnished	1	1/1	861	2008	\$2.50	\$2,250	\$2,250			04/13/16	3
10	A10092347	3301 NE 1 AV #H2208	31	Month	Unfurnished	1	1/0	861	2008	\$2.56	\$2,090	\$2,090			06/22/16	9
11	A10060768	3301 NE 1st Ave #H2306	31	Year	Unfurnished	1	1/1	861	2008	\$2.67	\$2,500	\$2,400			05/25/16	51
12	A2194789	3301 NE 1 AV #H2006	31	Year	Unfurnished	1	1/1	937	2008	\$2.45	\$2,600	\$2,500			04/01/16	158
13	A10052825	3301 NE 1st Ave #H1811	31	Month	Unfurnished	1	1/1	761	2008	\$3.06	\$2,400	\$2,400			04/15/16	20
14	A10064661	3301 NE 1 AV #2508	31	Month	Unfurnished	1	1/1	861	2008	\$2.73	\$2,500	\$2,400			06/01/16	47
15	A10058348	3301 NE 1st Ave #H1906	31	Month	Unfurnished	1	1/1	861	2008	\$2.79	\$2,500	\$2,500			04/29/16	12
16	H10019677	3301 NE 1st Ave #H1110	31	Year	Unfurnished	2	2/0	1,142	2008	\$2.19	\$3,100	\$2,700			06/29/16	161
17	A10035485	3301 NE 1st Ave #H1001	31	Year	Unfurnished	2	2/0	1,262	2008	\$2.14	\$2,980	\$2,800			06/10/16	80
18	A10019913	3301 NE 1 AV #M0205	31	Month	Unfurnished	2	2/0	1,301	2008	\$2.08	\$3,100	\$2,900			05/18/16	119
19	A10032578	3301 NE 1 AV #M0509	11	Year	Unfurnished	2	2/0	1,327	2008	\$2.03	\$2,990	\$2,940			04/05/16	35
20	A10071509	3301 NE 1st Ave #H2811	31	Month	Furnished	1	1/1	761	2008	\$3.68	\$2,550	\$2,550			06/01/16	27
21	A10018292	3301 NE 1 AV #H2701	31	Month	Unfurnished	2	2/0	1,262	2008	\$2.26	\$3,200	\$3,000			04/01/16	57
22	A10061692	3301 NE 1st Ave #H2704	31	Month	Unfurnished	2	2/0	1,142	2008	\$2.54	\$2,950	\$2,850			06/09/16	64
23	A10051253	3301 NE 1st Ave #H2715	31	Year	Unfurnished	2	2/0	1,262	2008	\$2.42	\$3,150	\$3,150			05/16/16	55
24	A10070326	3301 NE 1st Ave #H2512	31	Month	Furnished	2	2/0	1,263	2008	\$2.93	\$3,850	\$3,850			05/10/16	6

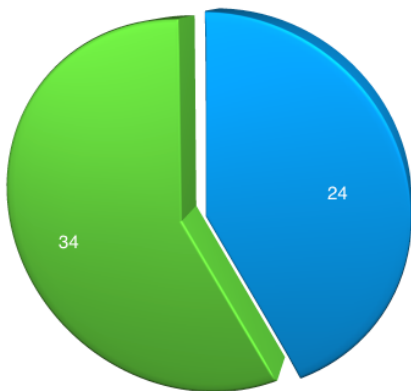
Rented Totals

Listing Count:	24	Averages:	941	2008	\$2.59	\$2,589	\$2,482	48
		Price:	High	\$3,700	Low	\$1,800	Median	\$2,313

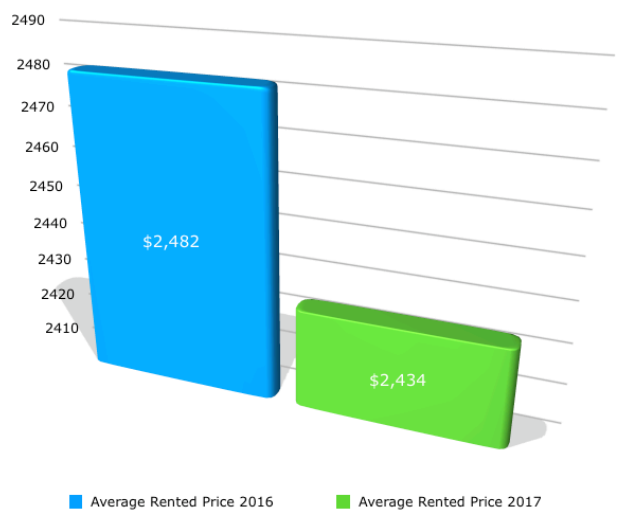
Grand Totals

Count:	24	Averages:	\$/SqFt: \$2.67	ADOM: 43	OP: \$2,589	LP: \$2,482	SP:
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Number Of Units



● Number of Units 2016 ● Number of Units 2017



■ Average Rented Price 2016 ■ Average Rented Price 2017



FOR YOUR OWN CUSTOM REPORT!!!

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