

**BROWN HARRIS STEVENS** Established 1873

2016

SOUTH FLORIDA

RESIDENTIAL MARKET REPORT

FOURTH QUARTER



**BROWN HARRIS STEVENS.COM**





## CONDOMINIUMS



## CONDOMINIUMS

### FEATURED PROPERTY



PORTOFINO TOWER #4003

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	159	107	▼ 33%
AVERAGE PRICE	\$1,395,214	\$1,415,065	▲ 1%
PRICE PER SQ FOOT	\$868	\$884	▲ 2%



## MIDTOWN/EDGEWATER MIAMI

FOURTH QUARTER 2016

### CONDOMINIUMS

#### FEATURED PROPERTY



720 NE 69 ST # 7-N

AVERAGE DAYS  
ON MARKET 2015

110

AVERAGE DAYS  
ON MARKET 2016

188

Q4 2015

Q4 2016

# OF SALES

26

26

▲ 0%

AVERAGE PRICE

\$760,115

\$783,490

▲ 3%

PRICE PER SQ FOOT

\$481

\$447

▼ 7%



## CONDOMINIUMS

### FEATURED PROPERTY



EPIC #3302

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	44	19	▼ 57%
AVERAGE PRICE	\$900,277	\$801,658	▼ 11%
PRICE PER SQ FOOT	\$542	\$488	▼ 10%



## CONDOMINIUMS

### FEATURED PROPERTY



848 BRICKELL KEY DR # 1405

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	83	48	▼ 42%
AVERAGE PRICE	\$1,085,928	\$987,443	▼ 9%
PRICE PER SQ FOOT	\$559	\$526	▼ 6%



## CONDOMINIUMS



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	3	2	▼ 33%
AVERAGE PRICE	\$3,200,000	\$10,500,000	▲ 228%
PRICE PER SQ FOOT	\$1,141	\$1,514	▲ 33%

## CONDOMINIUMS



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	27	13	▼ 52%
AVERAGE PRICE	\$1,617,037	\$1,541,923	▼ 5%
PRICE PER SQ FOOT	\$908	\$652	▼ 28%



## CONDOMINIUMS



SURFSIDE TOWER #711

	AVERAGE DAYS ON MARKET 2015	AVERAGE DAYS ON MARKET 2016	
	72	203	
	Q4 2015	Q4 2016	
# OF SALES	9	5	▼ 44%
AVERAGE PRICE	\$960,556	\$836,535	▼ 13%
PRICE PER SQ FOOT	\$526	\$449	▼ 15%

## CONDOMINIUMS

### FEATURED PROPERTY



JADE BEACH #1107

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	64	46	▼ 28%
AVERAGE PRICE	\$1,740,897	\$1,652,326	▼ 5%
PRICE PER SQ FOOT	\$719	\$687	▼ 4%

## CONDOMINIUMS



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	66	26	▼ 61%
AVERAGE PRICE	\$950,159	\$840,379	▼ 12%
PRICE PER SQ FOOT	\$378	\$343	▼ 9%



## CONDOMINIUMS

### FEATURED PROPERTY



2675 S BAYSHORE DR # 601-S

AVERAGE DAYS  
ON MARKET 2015

84

AVERAGE DAYS  
ON MARKET 2016

131

Q4 2015

Q4 2016

# OF SALES

14

4

71%

AVERAGE PRICE

\$1,111,071

\$1,595,000

44%

PRICE PER SQ FOOT

\$549

\$529

4%



## CONDOMINIUMS

### FEATURED PROPERTY



OCEAN CLUB – OCEAN TOWER TWO #1408

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	42	24	▼ 43%
AVERAGE PRICE	\$2,160,571	\$1,357,317	▼ 37%
PRICE PER SQ FOOT	\$820	\$761	▼ 7%

## CONDOMINIUMS

### FEATURED PROPERTY



10 EDGEWATER DR # TS-D

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	10	9	▼ 10%
AVERAGE PRICE	\$818,089	\$795,333	▼ 3%
PRICE PER SQ FOOT	\$420	\$401	▼ 4%





## SINGLE FAMILY HOMES



## SINGLE FAMILY HOMES

### FEATURED PROPERTY



5750 LA GORCE DR

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	53	37	▼ 30%
AVERAGE PRICE	\$2,812,006	\$2,471,026	▼ 12%
PRICE PER SQ FOOT	\$687	\$712	▲ 4%



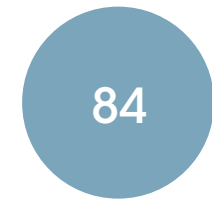
## SINGLE FAMILY HOMES



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	9	6	▼ 27%
AVERAGE PRICE	\$1,279,611	\$737,083	▼ 19%
PRICE PER SQ FOOT	\$465	\$418	▼ 14%

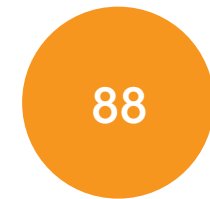
## SINGLE FAMILY HOMES



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	6	2	▼ 67%
AVERAGE PRICE	\$1,490,833	\$1,292,500	▼ 13%
PRICE PER SQ FOOT	\$606	\$342	▼ 44%

## SINGLE FAMILY HOMES



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	7	8	▲ 14%
AVERAGE PRICE	\$879,286	\$1,468,125	▲ 67%
PRICE PER SQ FOOT	\$333	\$402	▲ 21%

## SINGLE FAMILY HOMES

### FEATURED PROPERTY



3635 FRANTZ RD

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	29	17	▼ 41%
AVERAGE PRICE	\$1,319,988	\$1,272,735	▼ 4%
PRICE PER SQ FOOT	\$443	\$430	▼ 3%

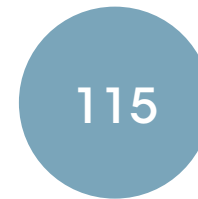




## SINGLE FAMILY HOMES



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	20	10	▼ 50%
AVERAGE PRICE	\$5,431,600	\$2,372,385	▼ 56%
PRICE PER SQ FOOT	\$1,143	\$856	▼ 25%

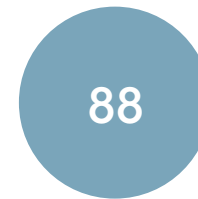
## SINGLE FAMILY HOMES

### FEATURED PROPERTY



10950 OLD CUTLER RD

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016

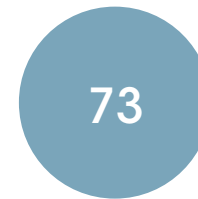


	Q4 2015	Q4 2016	
# OF SALES	95	108	▲ 14%
AVERAGE PRICE	\$1,418,683	\$1,477,448	▲ 4%
PRICE PER SQ FOOT	\$399	\$437	▲ 10%

## SINGLE FAMILY HOMES



AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	18	24	▲ 33%
AVERAGE PRICE	\$723,444	\$859,670	▲ 19%
PRICE PER SQ FOOT	\$294	\$339	▲ 15%



## MIAMI LAKES (\$350+)

FOURTH QUARTER 2016

### SINGLE FAMILY HOMES

#### FEATURED PROPERTY



8585 NW 169TH TER

AVERAGE DAYS  
ON MARKET 2015



AVERAGE DAYS  
ON MARKET 2016



	Q4 2015	Q4 2016	
# OF SALES	33	27	▼ 18%
AVERAGE PRICE	\$488,133	\$558,278	▲ 14%
PRICE PER SQ FOOT	\$180	\$204	▲ 13%



# BROWN HARRIS STEVENS Established 1873

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**BROWN HARRIS STEVENS.COM**



The quarterly statistics compiled for this report were obtained from the Southeast Florida MLS provided by the Miami Association of Realtors. The data was collected and examined by appraisers associated with Vanderbilt Appraisal Company, LLC. Except where noted, the data gathered was based on properties sold in the quarter with selling prices of \$500,000 or more.