



MARKET ACTIVITY REPORT

# Miami Beach, FL 33139



Presented by

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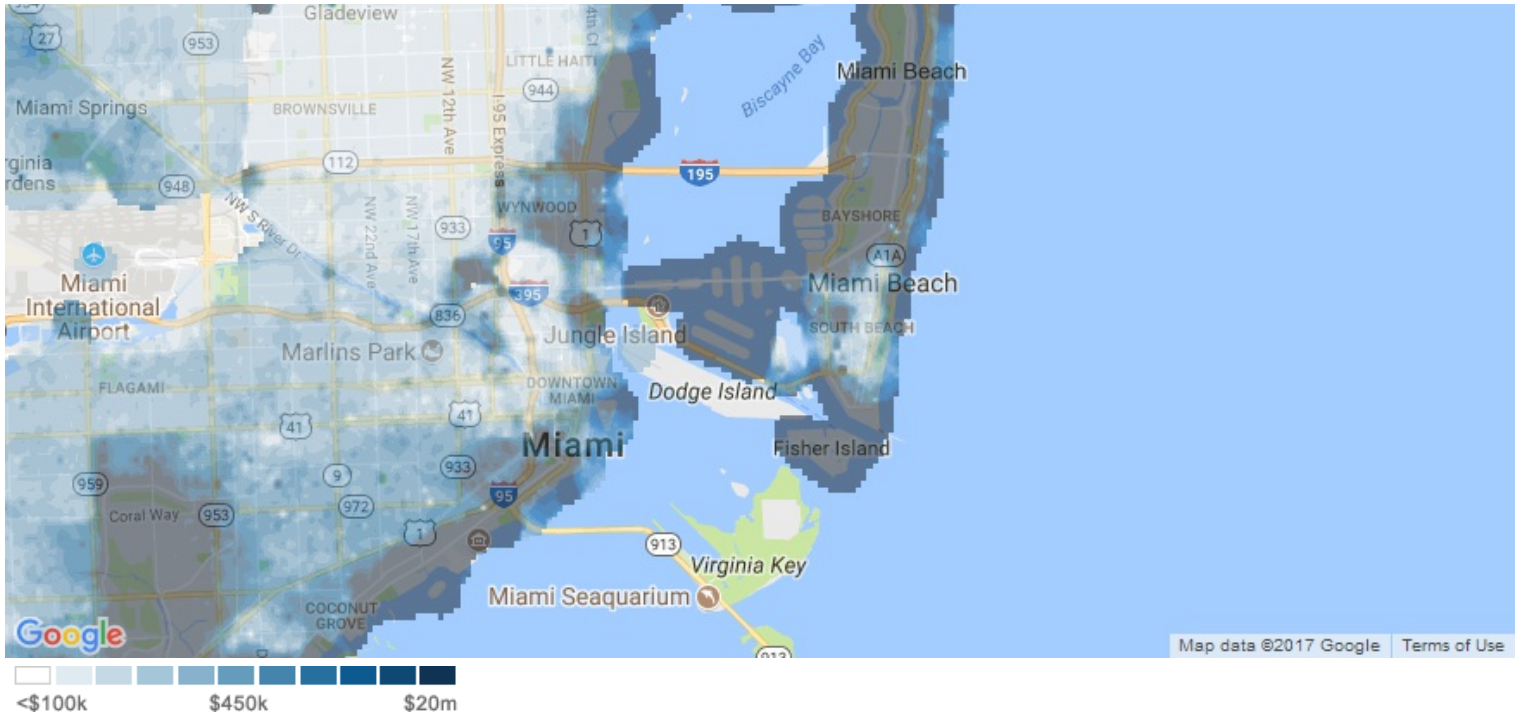
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Metro International Investments  
100 Kings Point Drive  
Sunny Isles Beach, FL 33160

## Miami Beach, FL 33139

### Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Market Snapshot

Compared with Last Year: July 01, 2016 vs. July 01, 2017

Median Est. Home Value

**\$367K**

Down -7.7%

Median Est. Listing Price

**\$220K**

Down -20%

Median Days in RPR

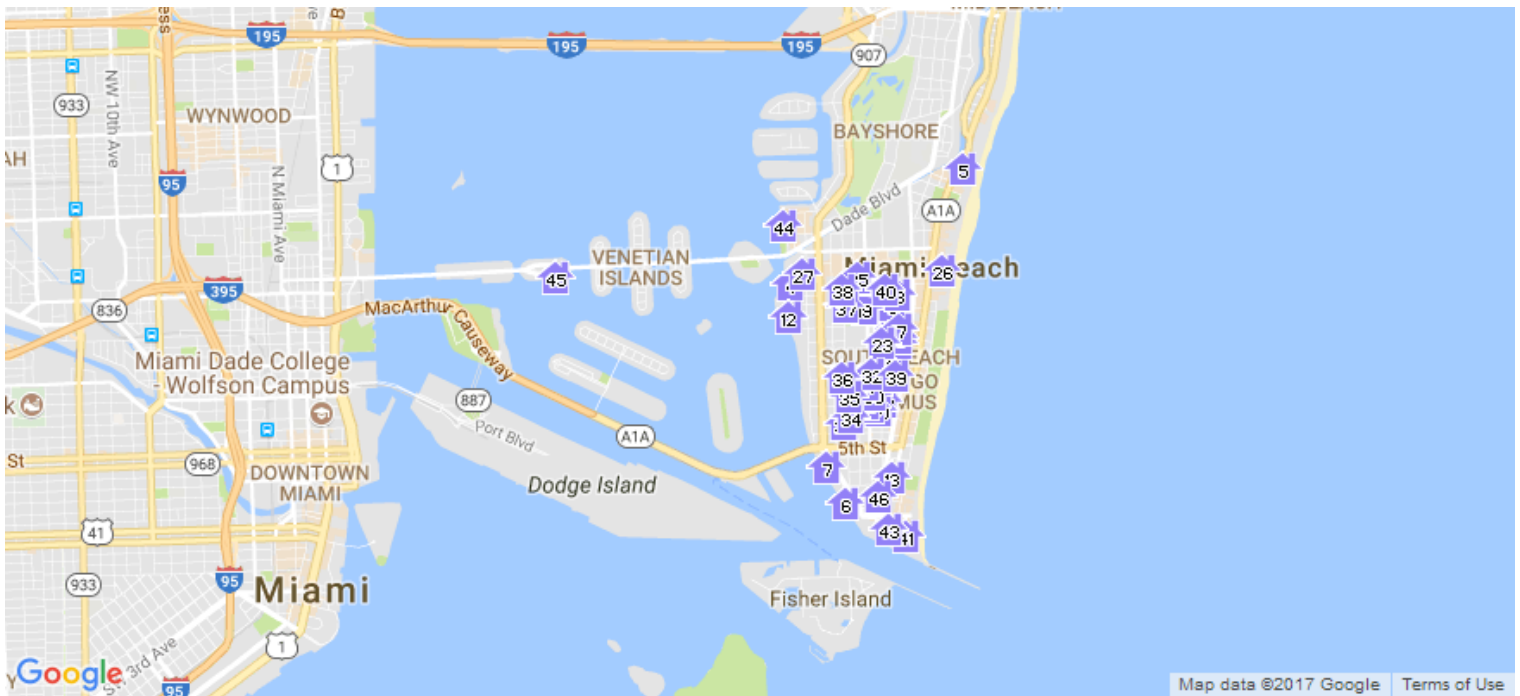
**121**

Down -1.6%





Sales Volume

**12**









Down -91.3%

















## New For Lease: 46

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p><b>1</b> FOR LEASE - Active-Available, MLS Listing A10302766: 6/30/2017 MLS ID: A10302766</p> <p><b>611 11th St, Apt 104</b> Condo 1/1 500 sq ft - 1939 6/30/2017 \$1,750 \$4</p> <p>FURNISHED 1 BDRM. 1 BATH LOCATED IN CENTRAL ART DECO DISTRICT, BUILDINGS WENT THROUGH A COMPLETE RENOVATION IN 2008, WASHER &amp; DRYER IN THE UNIT.</p> <p><i>Courtesy of Realty World South Florida</i></p>								
 <p><b>2</b> FOR LEASE - Active-Available, MLS Listing A10303070: 6/30/2017 MLS ID: A10303070</p> <p><b>536 14th St, Apt 207</b> Condo 1/1 580 sq ft - 1925 6/30/2017 \$1,800 \$3</p> <p>Stunning renovated unit located in a historic building. Only steps away from South Beach, restaurants, shops and the nightlife.</p> <p><i>Courtesy of Metrocorra Realty</i></p>								
 <p><b>3</b> FOR LEASE - Active-Available, MLS Listing A10300279: 6/26/2017 MLS ID: A10300279</p> <p><b>530 15th St, Apt 203</b> Lease 1/1 500 sq ft - 1938 6/26/2017 \$1,500 \$3</p> <p>This is a cozy fully upgraded apartment located in the heart of South Beach -only a few blocks away from Lincoln Road and the ocean.</p> <p><i>Courtesy of Alexander Tucoquiel R.E Broker</i></p>								
 <p><b>4</b> FOR LEASE - Active-Available, MLS Listing A10302411: 6/29/2017 MLS ID: A10302411</p> <p><b>1415 16th St, Apt 2</b> Condo 1/1 811 sq ft - 1956 6/29/2017 \$2,200 \$3</p> <p>Art deco condo conversion in a 4 unit building on a quiet cul du sac street</p> <p><i>Courtesy of Gary Hennes Realtors</i></p>								









## New For Lease: 46 (cont.)

	FOR LEASE	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	5	Condo	4/5	2,565 sq ft	-	2015	6/29/2017	\$12,500	\$5
<p><b>102 24th St, #172</b> - Active-Available, MLS Listing A10302233: 6/29/2017 MLS ID: A10302233</p> <p>Penthouse upgrades include Glassos white crystalized glass floors, Dombracht fixtures, white glass &amp; lacquer kitchen cabinets, Wolf, Sub-Zero, Asko.</p> <p><i>Courtesy of Del Arro Realty Inc</i></p>									
	6	Condo	2/2	1,080 sq ft	-	1999	6/29/2017	\$4,200	\$4
<p><b>90 Alton Rd, Apt 2709</b> - Active-Available, MLS Listing A10302516: 6/29/2017 MLS ID: A10302516</p> <p>Available September 01st. Cable, internet, 1 assigned parking space and 1 valet space. Appliances, wood floors, Modani furniture. No pets.</p> <p><i>Courtesy of Brown Harris Stevens</i></p>									
	7	Lease	3/4	3,058 sq ft	-	2003	6/29/2017	\$13,000	\$4
<p><b>400 Alton Rd, Apt 3203</b> - Active-Available, MLS Listing A10302738: 6/29/2017 MLS ID: A10302738</p> <p>BEAUTIFUL LINE # 3 APARTMENT. FLOW-THRU FLOOR PLAN. TWO SEPARATE TERRACES. REMARKABLE VIEWS OF MIAMI BEACH, THE OCEAN, AND FISHER ISLAND.</p> <p><i>Courtesy of The Real Estate Club Llc</i></p>									
	8	Lease	1/1	737 sq ft	-	1960	6/29/2017	\$1,900	\$3
<p><b>1500 Bay Rd, Apt 120S</b> - Active-Available, MLS Listing A10302350: 6/29/2017 MLS ID: A10302350</p> <p>Beautiful fully furnished 1 bedroom / 1 bathroom unit. Walking distance to Lincoln Road and minutes from the beach.</p> <p><i>Courtesy of Worldwide Properties</i></p>									
	9	Lease	1/1	729 sq ft	-	1960	6/30/2017	\$1,700	\$2
<p><b>1500 Bay Rd, Apt 282S</b> - Active-Available, MLS Listing A10303242: 6/30/2017 MLS ID: A10303242</p> <p>Nice condo completely furnished ready to move in in the Desirable Flamingo South Beach. Enjoy south beach living to the max being in this location.</p> <p><i>Courtesy of Marlin Realty Inc</i></p>									
	10	Condo	1/1	742 sq ft	-	1960	6/29/2017	\$1,700	\$2
<p><b>1500 Bay Rd, Apt 604S</b> - Active-Available, MLS Listing A10302363: 6/29/2017 MLS ID: A10302363</p> <p>Renovated 1 Bedroom / 1 Bath at Flamingo South Beach!</p> <p><i>Courtesy of Worldwide Properties</i></p>									
	11	Condo	1/1	729 sq ft	-	1960	6/30/2017	\$1,900	\$3
<p><b>1500 Bay Rd, Apt 944S</b> - Active-Available, MLS Listing A10303329: 6/30/2017 MLS ID: A10303329</p> <p>Enjoy this large 1 bedroom, 1 bath condo with private balcony and gorgeous bay view, full of amenities building, central A/C, hottest spot in SoBe!</p> <p><i>Courtesy of Miami Dreams Realty Inc.</i></p>									
	12	Lease	2/2	1,020 sq ft	-	1960	6/29/2017	\$2,400	\$2
<p><b>1500 Bay Rd, Apt 1268S</b> - Active-Available, MLS Listing A10302506: 6/29/2017 MLS ID: A10302506</p> <p>Furnished 2 bedroom 1 &amp; 1/2 bath at the Flamingo. Resort style amenities: 2 pools, BBQ area, David Barton Gym.</p> <p><i>Courtesy of South Beach Estates, Llc</i></p>									









## New For Lease: 46 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10303071: 6/30/2017 MLS ID: A10303071	Lease	1/1	665 sq ft	–	1970	6/30/2017	\$1,650	\$2
<p><b>240 Collins Ave, Apt 3E</b></p> <p>Very nice 1 bedroom &amp; 1 bath unit in South of Fifth just 2 blocks away from the beautiful beach.  <i>Courtesy of Cervera Real Estate Inc.</i></p>									
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10290988: 6/8/2017 MLS ID: A10290988	Condo	–/1	500 sq ft	–	1939	6/8/2017	\$1,300	\$3
<p><b>1250 Drexel Ave, #9</b></p> <p>Art Deco studio located 3 blocks from the beach features remodeled bathroom &amp; kitchen, hardwood floors, well kept building &amp; grounds, laundry on site  <i>Courtesy of Keller Williams Miami Beach Realty</i></p>									
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10303308: 6/30/2017 MLS ID: A10303308	Condo	2/1	720 sq ft	–	1925	6/30/2017	\$1,800	\$3
<p><b>1308 Drexel Ave, Apt 103</b></p> <p>Ready to Move-in 2 bedrooms 1 bath, remodeled, clean, perfect. Look no further. No pets. First Last and Security deposit to move in. Street parking.  <i>Courtesy of Miami Dreams Realty Inc.</i></p>									
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10291405: 6/9/2017 MLS ID: A10291405	Condo	1/1	670 sq ft	–	1925	6/9/2017	\$1,550	\$2
<p><b>1308 Drexel Ave, Apt 311</b></p> <p>Charming 1/1 in a historic Art Deco building located in the heart of South Beach. Only steps away Espanola Way, Lincoln Road and the beach.  <i>Courtesy of Metrocoma Realty</i></p>									
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10301933: 6/30/2017 MLS ID: A10301933	Apartment	–/1	550 sq ft	7,500	1954	6/30/2017	\$1,275	\$2
<p><b>1348 Drexel Ave, Apt 5</b></p> <p>This bright residence overlooks lush greenery, and features a modern kitchen with SS appliances, microwave, stylish bath with modern fixtures &amp; vanity  <i>Courtesy of Urban Resource Inc.</i></p>									
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10302261: 6/29/2017 MLS ID: A10302261	Lease	2/2	978 sq ft	–	2003	6/29/2017	\$3,250	\$3
<p><b>1532 Drexel Ave, Apt 404</b></p> <p>Boutique, quiet 2/2, furnished, steps from Lincoln Rd, Espanola Way, beach, corner unit, lots of natural light, balcony, washer/dryer, parking.  <i>Courtesy of Coldwell Banker Residential Re</i></p>									
	 <b>FOR LEASE</b> · Active-Available, MLS Listing A10301435: 6/27/2017 MLS ID: A10301435	Multi-Family	3/2	2,457 sq ft	3,900	1935	6/27/2017	\$4,500	\$2
<p><b>811 Espanola Way</b></p> <p>Lovely Spanish home on Espanola Way - in the townhouse sections. a Triplex house , 1 st floor apartment with private entrance carport parking .  <i>Courtesy of Bernard Superstein, R.E. Brk.</i></p>									

















## New For Lease: 46 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	20	Active-Available, MLS Listing A10302721: 6/29/2017 MLS ID: A10302721							
<b>744 Euclid Ave, #12</b>		Condo	1/1	500 sq ft	10,500	1934	6/29/2017	\$1,350	\$3
MEDITERRANEAN STYLE BUILDING. MARBLE FLOORS. MARBLE BATH. CENTRAL AIR. NICE VIEWS OF TROPICAL LANDSCAPE. BEAUTIFUL. COUTYARD. RAPID APPROVAL...									
<i>Courtesy of Elite Coastal Properties Llc</i>									
	21	Active-Available, MLS Listing A10302779: 6/29/2017 MLS ID: A10302779							
<b>760 Euclid Ave, Apt 104</b>		Condo	2/2	843 sq ft	-	1947	6/29/2017	\$2,200	\$3
Split 2/2 with WD inside unit. Upgraded. Available Aug 1st. Street parking.									
<i>Courtesy of Barnes International Realty Llc</i>									
	22	Active-Available, MLS Listing A10290811: 6/8/2017 MLS ID: A10290811							
<b>815 Euclid Ave, Apt 5</b>		Lease	1/1	574 sq ft	-	1936	6/8/2017	\$1,595	\$3
Fully Furnished Tum Key, Blocks from Ocean.									
<i>Courtesy of Global Luxury Realty Llc</i>									
	23	Pending Sale/Rental, MLS Listing A10297713: 6/21/2017 MLS ID: A10297713							
<b>1251 Euclid Ave, Apt 6</b>		Apartment	-1	550 sq ft	-	1959	6/21/2017	\$1,225	\$2
This charming studio features a spacious floor plan with open kitchen with SS appliances, impact windows, modern tile flooring thru out & stylish bath									
<i>Courtesy of Urban Resource Inc.</i>									
	24	Active-Available, MLS Listing A10302219: 6/30/2017 MLS ID: A10302219							
<b>1617 Jefferson Ave, Apt 302</b>		Condo	1/2	668 sq ft	-	1981	6/30/2017	\$1,650	\$2
Available August 3rd: Perfect apartment: Spacious 1 bed 1 & 1/2 bath w/balcony & gated parking in the best South Beach location! This one has it all.									
<i>Courtesy of The Keyes Company</i>									
	25	Active-Available, MLS Listing A10303323: 6/30/2017 MLS ID: A10303323							
<b>1619 Jefferson Ave, Apt 24</b>		Lease	-1	304 sq ft	-	1926	6/30/2017	\$1,190	\$4
Great unit just a few feet from Lincoln Road, a must see! Will go fast.									
<i>Courtesy of Demar Realty</i>									
	26	Active-Available, MLS Listing A10303231: 6/30/2017 MLS ID: A10303231							
<b>100 Lincoln Rd, #1011-A</b>		Condo	-1	500 sq ft	-	1965	6/30/2017	\$1,600	\$3
Furnished efficiency ocean front condo, pool, gym, game room and more, best location for best price. Rent includes valet parking, cable, internet.									
<i>Courtesy of Miami Dreams Realty Inc.</i>									
	27	Active-Available, MLS Listing A10301930: 6/30/2017 MLS ID: A10301930							
<b>1300 Lincoln Rd, #C803</b>		Lease	1/1	730 sq ft	-	1966	6/30/2017	\$1,750	\$2
Completely remodeled 1 BR in heart of South Beach (Lincoln Road) with Gated Parking. Small Pet Friendly.									
<i>Courtesy of Re/Max Realty 1</i>									

## New For Lease: 46 (cont.)







		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	28	Lease	1/1	510 sq ft	-	1968	6/29/2017	\$1,325	\$3
<p><i>Active-Available, MLS Listing A10302325: 6/29/2017 MLS ID: A10302325</i></p> <p><b>759 Meridian Ave, Apt 4</b></p> <p><i>Courtesy of Regatta Real Estate Manag. Inc</i></p>									
	29	Condo	2/1	653 sq ft	-	1972	6/30/2017	\$1,650	\$3
<p><i>Active-Available, MLS Listing A10303201: 6/30/2017 MLS ID: A10303201</i></p> <p><b>818 Meridian Ave, Apt 6</b></p> <p>Renovated 2 bedrooms/1 bathroom condo on the 2nd floor in heart of SOBE's Deco District with gorgeous ceramic tile floors, quartz counter tops!</p> <p><i>Courtesy of One Stop Realty</i></p>									
	30	Apartment	-/1	400 sq ft	-	1965	6/23/2017	\$1,250	\$3
<p><i>Pending Sale/Rental, MLS Listing A10298447: 6/23/2017 MLS ID: A10298447</i></p> <p><b>851 Meridian Ave, Apt 44</b></p> <p>Hurry!!!! Nice apartment completely furnished, with excellent and comfortable beds. Call now</p> <p><i>Courtesy of Florida Realty Of Miami Corp</i></p>									
	31	Lease	-/-	460 sq ft	-	1966	6/5/2017	\$1,150	\$3
<p><i>Active-Available, MLS Listing A10288557: 6/5/2017 MLS ID: A10288557</i></p> <p><b>944 Meridian Ave, Apt 10</b></p> <p>Y/</p> <p><i>Courtesy of La Playa Properties Group Inc</i></p>									
	32	Apartment	-/1	400 sq ft	7,000	1941	6/30/2017	\$1,250	\$3
<p><i>Active-Available, MLS Listing A10301890: 6/30/2017 MLS ID: A10301890</i></p> <p><b>1025 Meridian Ave, Apt 101</b></p> <p>Come see cozy front corner garden level studio! Unit features open floor plan with large impact windows, stylish kitchen with modern SS appliances</p> <p><i>Courtesy of Urban Resource Inc.</i></p>									
	33	Condo	-/1	370 sq ft	-	1925	6/29/2017	\$1,350	\$4
<p><i>Active-Available, MLS Listing A10302254: 6/29/2017 MLS ID: A10302254</i></p> <p><b>642 Michigan Ave, Apt 17</b></p> <p>Charming fully furnished and bright STUDIO ZERO BEDROOM in historic Spanish Style building, few blocks from the beach in very quiet area.</p> <p><i>Courtesy of Coldwell Banker Residential Real Estate</i></p>									
	34	Apartment	1/1	700 sq ft	7,000	1946	6/30/2017	\$1,400	\$2
<p><i>Active-Available, MLS Listing A10301845: 6/30/2017 MLS ID: A10301845</i></p> <p><b>715 Michigan Ave, Apt 2</b></p> <p>Charming corner 1 bedroom residence features warm wood floors thru out, chic kitchen, stylish bath with modern fixtures, &amp; walk in closet.</p> <p><i>Courtesy of Urban Resource Inc.</i></p>									
	35	Condo	-/1	495 sq ft	-	1947	6/29/2017	\$1,200	\$2
<p><i>Active-Available, MLS Listing A10302449: 6/29/2017 MLS ID: A10302449</i></p> <p><b>845 Michigan Ave, Apt 11</b></p> <p>Remodeled studio on the 2nd floor with an enclosed bedroom, full size kitchen, laundry facilities &amp; lush gardens</p> <p><i>Courtesy of One Stop Realty</i></p>									

## New For Lease: 46 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	 Active-Available, <i>MLS Listing A10299737: 6/24/2017</i> <i>MLS ID: A10299737</i>	Lease	1/2	788 sq ft	-	1970	6/24/2017	\$1,850	\$2
	<b>1000 Michigan Ave, Apt 201</b> Motivated. <i>Courtesy of Bar Invest Realty Llc</i>								
	 Active-Available, <i>MLS Listing A10302420: 6/29/2017</i> <i>MLS ID: A10302420</i>	Condo	1/1	500 sq ft	-	1941	6/29/2017	\$1,350	\$3
	<b>1455 Michigan Ave, Apt 4</b> Charming, spacious SoBe Art Deco studio near Flamingo Park, Lincoln Road, Ocean Drive, and the beach! High ceilings, hardwood floors. No pets, please. <i>Courtesy of Carrington Real Estate Service</i>								
	 Active-Available, <i>MLS Listing A10283354: 6/1/2017</i> <i>MLS ID: A10283354</i>	Condo	1/1	636 sq ft	-	1965	6/1/2017	\$1,300	\$2
	<b>1590 Michigan Ave, Apt 2</b> Great location 1 block from Lincoln Rd and walking distance to the Beach. First floor unit. <i>Courtesy of The Keyes Company</i>								
	 Active-Available, <i>MLS Listing A10303112: 6/30/2017</i> <i>MLS ID: A10303112</i>	Lease	-/1	515 sq ft	15,000	1939	6/30/2017	\$1,275	\$2
	<b>1005 Pennsylvania Ave, #23</b> Secure building, wood floors, spacious closets, freshly painted with new fixtures. Hurricane windows, laundry on premises and landscaped gardens. <i>Courtesy of Doric Realty</i>								
	 Active-Available, <i>MLS Listing A10296908: 6/22/2017</i> <i>MLS ID: A10296908</i>	Condo	1/1	436 sq ft	-	2008	6/22/2017	\$1,600	\$4
	<b>1550 Pennsylvania Ave, Apt 127</b> ENJOY LIVING IN THE HEART OF SOUTH BEACH. TRENDY AND CHIC 1 BEDROOM 1 BATH <i>Courtesy of Keller Williams Eagle Realty</i>								
	 Active-Available, <i>MLS Listing A10302485: 6/30/2017</i> <i>MLS ID: A10302485</i>	Lease	2/3	1,595 sq ft	-	2002	6/30/2017	\$12,500	\$8
	<b>100 S Pointe Dr, Apt 2808</b> Use Showing Assist for viewings <i>Courtesy of Compass Florida, Llc</i>								
	 Active-Available, <i>MLS Listing A10300136: 6/26/2017</i> <i>MLS ID: A10300136</i>	Lease	1/2	1,042 sq ft	-	1987	6/26/2017	\$4,500	\$4
	<b>400 S Pointe Dr, Apt 2105</b> Come and enjoy the south of 5th. life-style from this 1 Bd/2 Bthm unit with direct unobstructed water views of government cut, ocean, fisher island <i>Courtesy of Solid Group Realty, Llc</i>								
	 Active-Available, <i>MLS Listing A10288978: 6/5/2017</i> <i>MLS ID: A10288978</i>	Lease	2/2	1,042 sq ft	-	1987	6/5/2017	\$4,000	\$4
	<b>400 S Pointe Dr, Apt 2106</b> Unfurnished. 1 BR + Den, 2 full baths. NEW IMPACT WINDOWS. High floor views of ocean, beach and South Beach. Full service bldg. <i>Courtesy of Miami Investment Property</i>								



## New For Lease: 46 (cont.)

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	 44 - Active-Available, MLS Listing A10303133: 6/30/2017 MLS ID: A10303133	Condo	2/2	1,110 sq ft	-	1998	6/30/2017	\$3,750	\$3
<b>1800 Purdy Ave, Apt 1001</b> BAY & OCEAN VIEWS FROM THIS CORNER UNIT. CENTRALLY LOCATED NEXT TO THE HARBOUR MARINA & THE SUNSET SHOPPING CENTER. 2/2 UNIT FULLY FURNISHED. <i>Courtesy of EvmRealty International</i>									
	 45 - Active-Available, MLS Listing A10291314: 6/8/2017 MLS ID: A10291314	Single	7/9	7,400 sq ft	10,500	2006	6/8/2017	\$70,000	\$9
<b>1374 S Venetian Way</b> Warm & Modern Bayfront home. Completed in 2015 with uncompromising luxury details. Southern exposure with stunning views of Miami skyline & bay. <i>Courtesy of One Sotheby's International Realty</i>									
	 46 - Active-Available, MLS Listing A10301231: 6/27/2017 MLS ID: A10301231	Lease	1/1	686 sq ft	-	2004	6/27/2017	\$2,500	\$4
<b>110 Washington Ave, Apt 1411</b> south of point , 6th months lease is ok <i>Courtesy of Interealty Exchange Inc</i>									