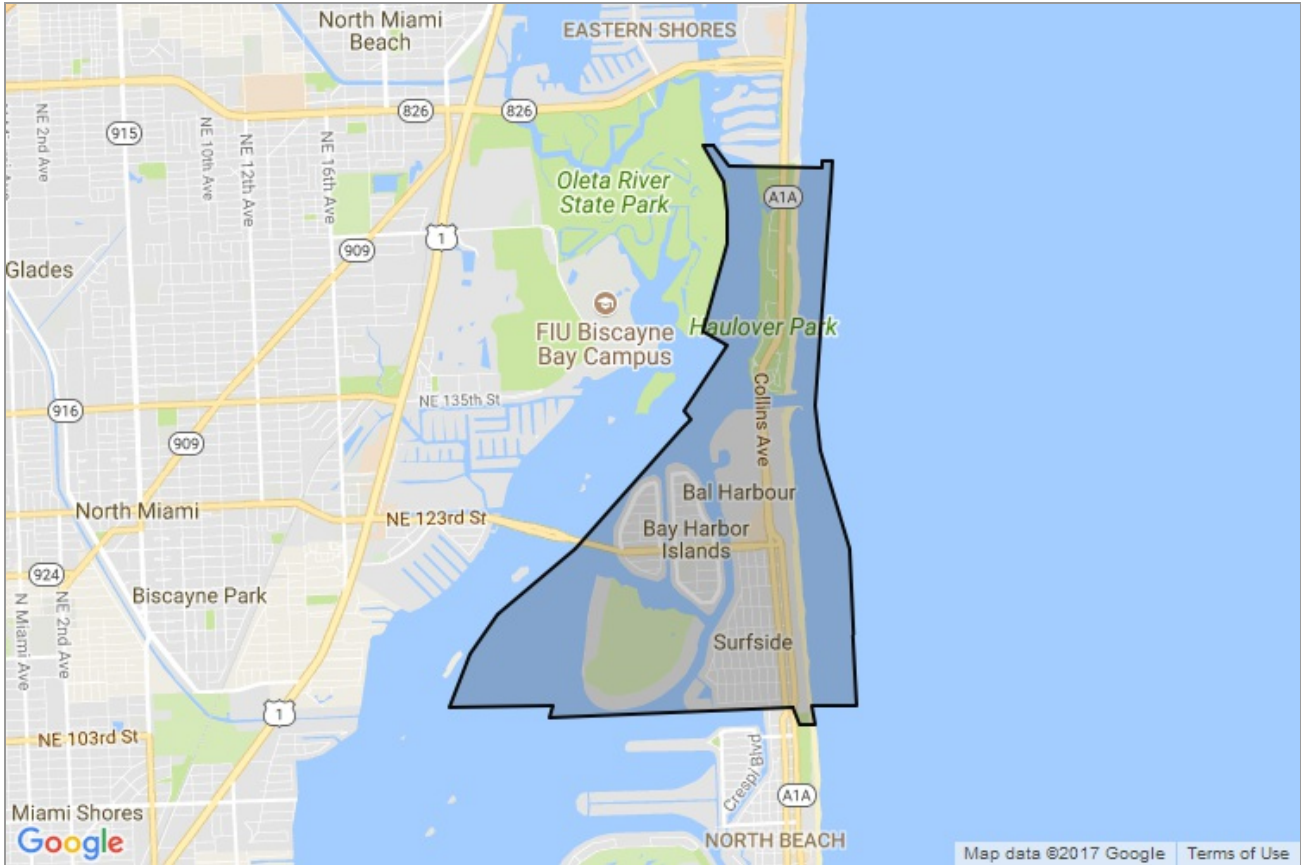




MARKET ACTIVITY REPORT

# Miami Beach, FL 33154



Presented by

## Christopher Lazaro

Florida Real Estate License: BK3252123



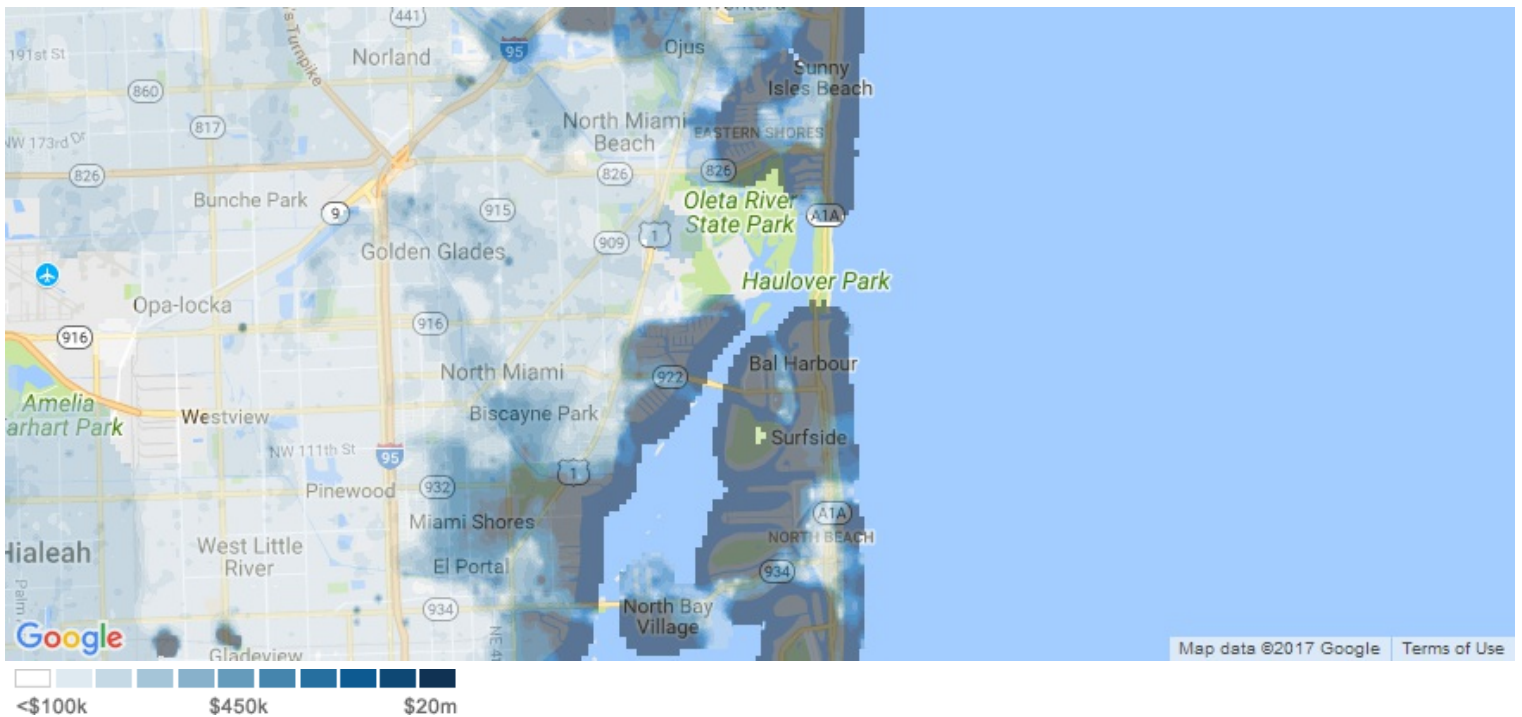
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Metro International Investments  
100 Kings Point Drive  
Sunny Isles Beach, FL 33160

## Miami Beach, FL 33154

### 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

**\$683K**

Up 1.1%

Median Est. Listing Price

**\$462K**

Down -19.8%

Median Days in RPR

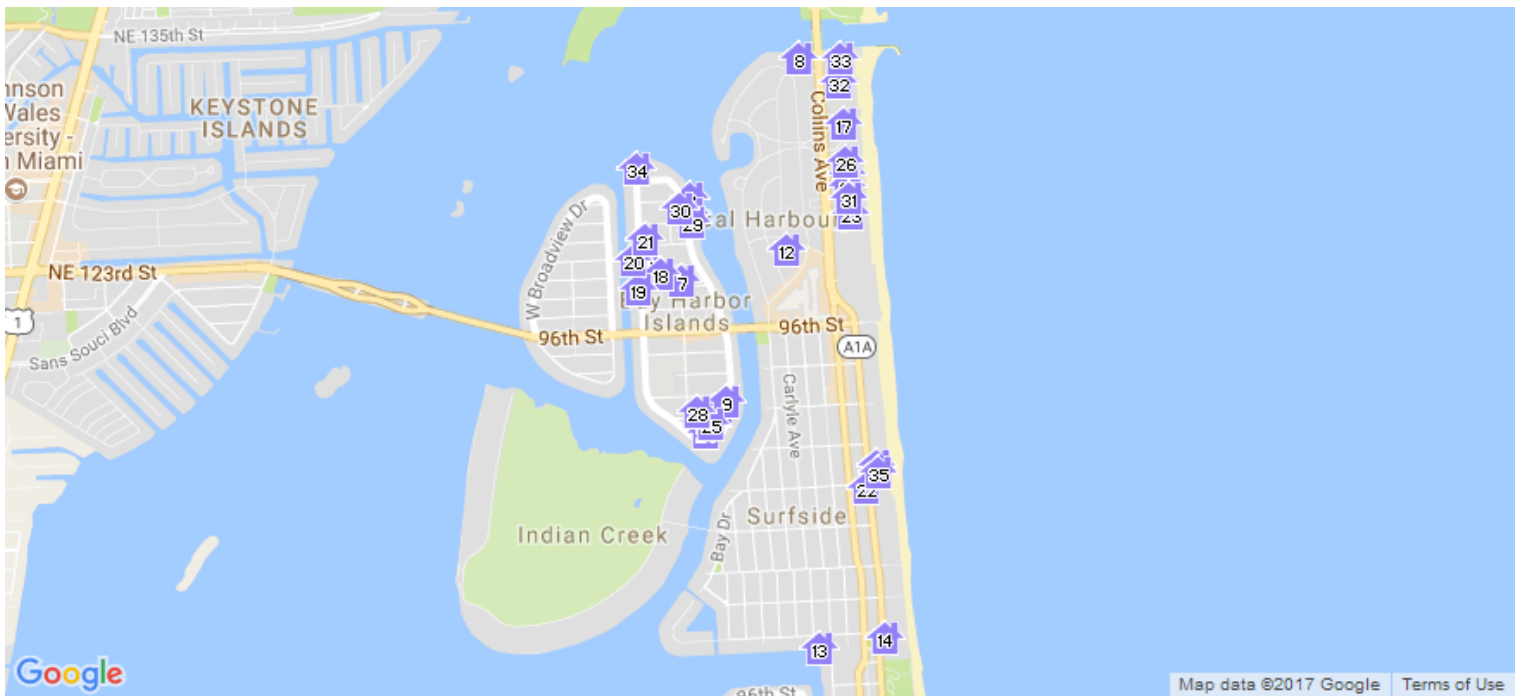
**119**

Down -9.2%





Sales Volume

**6**









Down -85%











## New For Lease: 35

	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 A10301741: 6/29/2017 <i>MLS ID: A10301741</i></p> <p><b>10201 E Bay Harbor Dr, Apt 203</b> Condo 3/4 1,807 sq ft - 2017 6/29/2017 \$7,900 \$4</p> <p>Sereno offers something new in the exclusive Bay Harbor Islands, laid back luxury. <i>Courtesy of Cervera Real Estate Inc.</i></p>								
 <p><b>2</b> FOR LEASE - Active-Available, MLS Listing A10301710: 6/29/2017 <i>MLS ID: A10301710</i></p> <p><b>10201 E Bay Harbor Dr, Apt 405</b> Condo 3/4 1,781 sq ft - 2017 6/29/2017 \$7,900 \$4</p> <p>Sereno offers something new in the exclusive Bay Harbor Islands, laid back luxury. <i>Courtesy of Cervera Real Estate Inc.</i></p>								
 <p><b>3</b> FOR LEASE - Active-Available, MLS Listing A10302989: 6/30/2017 <i>MLS ID: A10302989</i></p> <p><b>9940 W Bay Harbor Dr, #3C</b> Lease 2/2 - - - 6/30/2017 \$3,450 -</p> <p>Beautiful new 2 bedroom. Roof top pool, amenities, &amp; 2 parking spaces. <i>Courtesy of One Sotheby's International Realty</i></p>								
 <p><b>4</b> FOR LEASE - Active-Available, MLS Listing A10296119: 6/18/2017 <i>MLS ID: A10296119</i></p> <p><b>8777 Collins Ave, Apt 210</b> Lease 2/2 1,748 sq ft - 1981 6/18/2017 \$2,995 \$2</p> <p>ELEGANT AND LUXURY LIVING OVERSIZED 2BED/ 2BATH PLUS DEN. FULL-SERVICE BUILDING RIGHT ON THE BEACH. UNIT RECENTLY REMODELED AND UPDATED, MIN TO BAL HA <i>Courtesy of Beach Properties International</i></p>								









## New For Lease: 35 (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>5</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10302957: 6/30/2017 <i>MLS ID: A10302957</i>	Lease	2/3	2,018 sq ft	–	1982	6/30/2017	\$5,400	\$3
	<b>10175 Collins Ave, Ph 6</b>								
	NICE PENTHOUSE IN TIFFANY BUILDING IN BAL HARBOUR. 2 BEROOMS PLUS DEN, 2,5 BATHROOMS WYH HIGH CEILINGS, MARBLE FLOORS OCEAN AND CITY VIEWS.								
	<i>Courtesy of Optimar International Realty</i>								
	<b>6</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10295058: 6/16/2017 <i>MLS ID: A10295058</i>	Condo	2/2	1,195 sq ft	–	2015	6/16/2017	\$2,850	\$2
	<b>1025 92nd St, #801</b>								
	<i>Courtesy of Great Properties International Llc</i>								
	<b>7</b> <b>FOR LEASE</b> · Pending Sale/Rental, MLS Listing A10291031: 6/8/2017 <i>MLS ID: A10291031</i>	Lease	1/1	8,381 sq ft	11,250	1952	6/8/2017	\$1,260	\$0
	<b>1085 98th St, Apt 2</b>								
	Unit located in beautiful Bay Harbor Islands, First Floor 1bed/1bath unit. Spacious!!! Full of cabinets! Close to beaches, Great schools and shops.								
	<i>Courtesy of New Capital Realty</i>								
	<b>8</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10302155: 6/29/2017 <i>MLS ID: A10302155</i>	Condo	1/1	676 sq ft	–	1954	6/29/2017	\$2,300	\$3
	<b>286 Bal Bay Dr, Apt 4</b>								
	Bal Harbour luxury! Updated, fully furnished. Granite counters and stainless steel appliances.5 minute walk and you're on the beach.								
	<i>Courtesy of Keller Williams Eagle Realty</i>								
	<b>9</b> <b>FOR LEASE</b> · Pending Sale/Rental, MLS Listing A10299310: 6/23/2017 <i>MLS ID: A10299310</i>	Apartment	1/1	750 sq ft	24,900	1951	6/23/2017	\$1,325	\$2
	<b>9270 E Bay Harbor Dr, Apt 9A</b>								
	This modern garden level 1BD features a stylish kitchen with modern appliances, formal dining area, wood flooring throughout, modern bathroom.								
	<i>Courtesy of Urban Resource Inc.</i>								
	<b>10</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10299158: 6/23/2017 <i>MLS ID: A10299158</i>	Condo	2/2	840 sq ft	–	1956	6/23/2017	\$1,850	\$2
	<b>10141 E Bay Harbor Dr, Apt 5B</b>								
	Charming waterfront 2/2 in Bay Harbor! New central a/c, heated pool & community dock. no pets								
	<i>Courtesy of M. Kotler Realty, Inc.</i>								
	<b>11</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10301923: 6/28/2017 <i>MLS ID: A10301923</i>	Lease	2/2	985 sq ft	–	1955	6/28/2017	\$1,850	\$2
	<b>9901 W Bay Harbor Dr, #A-4</b>								
	Walking distance to world famous beaches, shopping and fine dining. This second floor unit features 2 bedrooms, 1 and 1/2 bathroom								
	<i>Courtesy of Citadel Realty</i>								
	<b>12</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10299483: 6/23/2017 <i>MLS ID: A10299483</i>	Lease	2/2	1,240 sq ft	–	–	6/23/2017	\$3,100	\$3
	<b>9940 Bay Harbor Dr, #4A-NOR</b>								
	Call agent if any questions.								
	<i>Courtesy of Wolsen Real Estate Inc</i>								

## New For Lease: 35 (cont.)

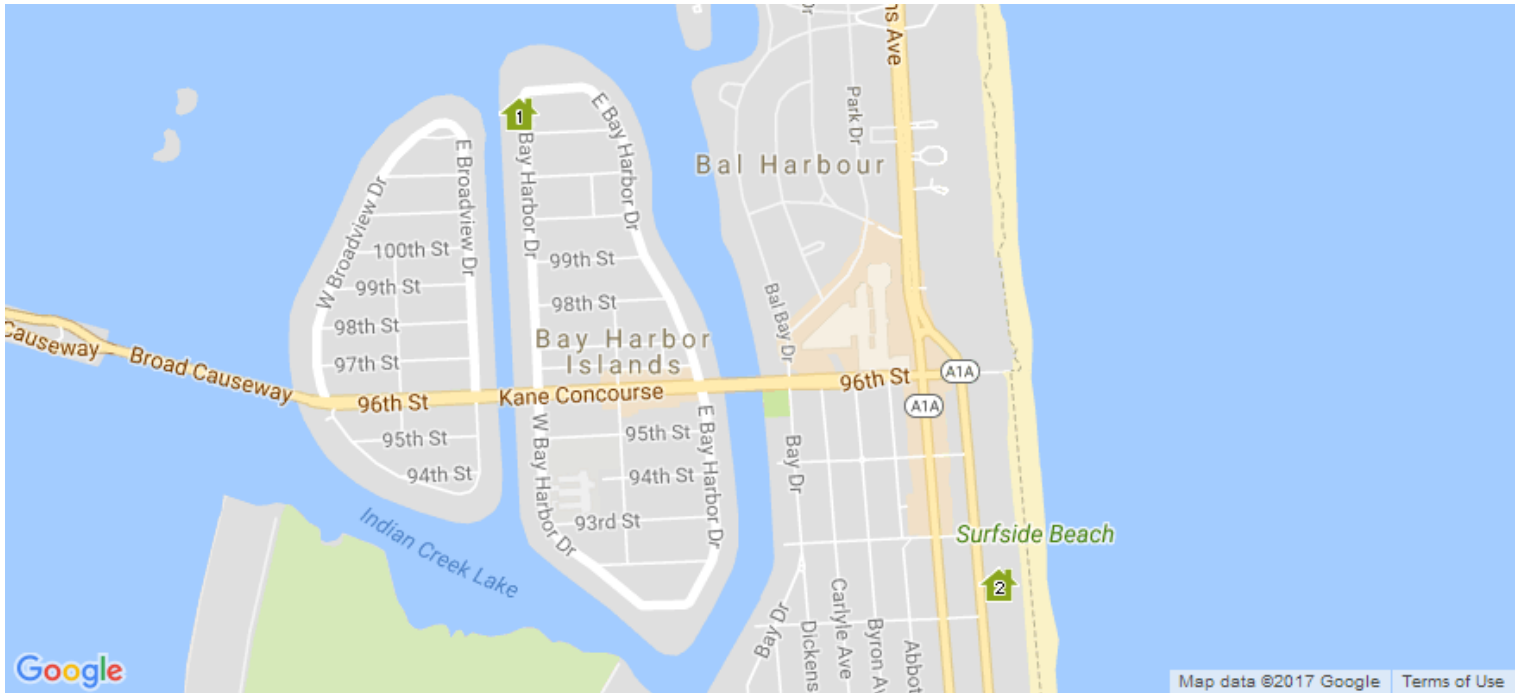
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
	13 FOR LEASE	Single	1,550 sq ft	5,726	1956	6/20/2017	\$4,200	\$3
<p><i>Backup Contract-Call La, MLS Listing A10297678: 6/20/2017 MLS ID: A10297678</i></p> <p><b>8705 Carlyle Ave</b></p> <p>Waterfront house in Surfside with 3 beds &amp; 3 baths. Renovated kitchen with stainless appliances, granite counters &amp; wood cabinets. Walk to the beach!</p> <p><i>Courtesy of Keller Williams Miami Beach Realty</i></p>								
	14 FOR LEASE	Lease	1,748 sq ft	-	1981	6/27/2017	\$3,400	\$2
<p><i>Active-Available, MLS Listing A10300991: 6/27/2017 MLS ID: A10300991</i></p> <p><b>8777 Collins Ave, Apt 610</b></p> <p>Unfurnished, beautiful large marble tiles, large two bedroom two bathroom with view to the pool and ocean.</p> <p><i>Courtesy of Premier International Properties Inc</i></p>								
	15 FOR LEASE	Lease	590 sq ft	-	1948	6/27/2017	\$1,350	\$2
<p><i>Active-Available, MLS Listing A10301444: 6/27/2017 MLS ID: A10301444</i></p> <p><b>9241 Collins Ave, Apt 1</b></p> <p>GREAT ONE BEDROOM ON THE GROUND FLOOR WITH ASSIGNED PARKING. LOCATED IN SURFSIDE CLOSE TO SHOPPING AND RESTAURANT.</p> <p><i>Courtesy of Casa De Maria, Inc.</i></p>								
	16 FOR LEASE	Lease	3,300 sq ft	-	1977	6/12/2017	\$8,500	\$3
<p><i>Active-Available, MLS Listing A10292756: 6/12/2017 MLS ID: A10292756</i></p> <p><b>10155 Collins Ave, Apt 1709</b></p> <p>Huge 3 bedroom plus maids room and shower, 3300 sqft plus 600 sqft of terrace. Completely furnished and ready to move into. BEST views!</p> <p><i>Courtesy of Estelle Stern Realty, Inc.</i></p>								
	17 FOR LEASE	Lease	2,325 sq ft	-	1975	6/13/2017	\$8,000	\$3
<p><i>Active-Available, MLS Listing A10293657: 6/13/2017 MLS ID: A10293657</i></p> <p><b>10205 Collins Ave, #P2</b></p> <p>Huge 2 bedroom NW corner Penthouse with 10ft ceiling, 2325 sqft plus balconies. Beautifully furnished and equipped. for the most discriminating.</p> <p><i>Courtesy of Estelle Stern Realty, Inc.</i></p>								
	18 FOR LEASE	Apartment	1,208 sq ft	-	1957	6/1/2017	\$2,300	\$2
<p><i>Active-Available, MLS Listing A10286924: 6/1/2017 MLS ID: A10286924</i></p> <p><b>1152 99th St, Apt 28</b></p> <p>Spacious 3 Bedroom 2 Bath Corner Unit. 2nd Floor.</p> <p><i>Courtesy of M. Kotler Realty, Inc.</i></p>								
	19 FOR LEASE	Lease	895 sq ft	-	1967	6/22/2017	\$1,690	\$2
<p><i>Active-Available, MLS Listing A10298846: 6/22/2017 MLS ID: A10298846</i></p> <p><b>9800 W Bay Harbor Dr, Apt 412</b></p> <p>Y / SPECTACULAR WATER VIEWS FROM THIS 1 BEDROOM 1, 1/2 BATH UNIT IN PRESTIGIOUS BAY HARBOR ISLAND.</p> <p><i>Courtesy of Miami Forever Real Estate</i></p>								
	20 FOR LEASE	Lease	-	-	-	6/27/2017	\$3,450	-
<p><i>Active-Available, MLS Listing A10301111: 6/27/2017 MLS ID: A10301111</i></p> <p><b>9940 W Bay Harbor Dr, #4D</b></p> <p>Be the 1st one to live in this 2/2 in Kai Bay Harbor. Boutique condo 7 Stories, total 57 residences designed by Aquitectonica. Porcelanatto floors</p> <p><i>Courtesy of Beachfront Realty Inc</i></p>								

## New For Lease: 35 (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>21</b> <b>FOR LEASE</b> · Pending Sale/Rental, MLS Listing A10294848: 6/15/2017 <b>MLS ID: A10294848</b>	Apartment	1/1	800 sq ft	–	1959	6/15/2017	\$1,500	\$2
	<b>10001 W Bay Harbor Dr, Apt 205</b> Stylish European building with pool. Modern 1 bedroom + den. Fully Remodeled with new kitchen, bathroom, flooring and more. Washer and Dryer inside. <i>Courtesy of Fortune International Realty Aventura Inc</i>								
	<b>22</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10294851: 6/15/2017 <b>MLS ID: A10294851</b>	Lease	3/2	1,161 sq ft	–	2003	6/15/2017	\$3,450	\$3
	<b>9201 Collins Ave, Apt 326</b> BREATHTAKING OCEAN VIEW! OCEAN FRONT BOUTIQUE BUILDING. Gym, heated pool, BBQ, valley ball court & beach area. The renting terms from A YEAR CONTRACT <i>Courtesy of Lux Realty Solution Inc</i>								
	<b>23</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10297294: 6/20/2017 <b>MLS ID: A10297294</b>	Condo	3/3	3,670 sq ft	–	1990	6/20/2017	\$7,500	\$2
	<b>9999 Collins Ave, Apt 12A</b> Great opportunity to obtain a long-term lease in an ocean front luxury building. <i>Courtesy of Brown Harris Stevens Avatar</i>								
	<b>24</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10301089: 6/27/2017 <b>MLS ID: A10301089</b>	Condo	2/2	1,463 sq ft	–	1970	6/27/2017	\$2,200	\$2
Photo not available	<b>1001 91st St, Apt 410</b> BEAUTIFUL AND SPACIOUS 2/2 UNIT. NICE KITCHEN, LARGE BALCONY, WALKING DISTANCES TO BEACH, SHOPS AND MORE. <i>Courtesy of Tumberry International Realty</i>								
	<b>25</b> <b>FOR LEASE</b> · Pending Sale/Rental, MLS Listing A10291198: 6/8/2017 <b>MLS ID: A10291198</b>	Lease	2/2	5,097 sq ft	10,426	1956	6/8/2017	\$1,750	\$0
	<b>1040 92nd St, Apt 2</b> 2 BEDROOM 2 BATH GROUND FLOOR. CENTRAL A/C UNIT HAS BEEN UPDATED WITH NEWER KITCHEN, BATHROOMS AND TILE FLOORS. <i>Courtesy of C W V Realty Group Llc</i>								
	<b>26</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10300913: 6/27/2017 <b>MLS ID: A10300913</b>	Lease	1/1	1,008 sq ft	–	1965	6/27/2017	\$1,825	\$2
	<b>10185 Collins Ave, Apt 806</b> GORGEOUS VIEW OVER INTRACOASTAL! Oceanfront building fully renovated 1 bed 1 bath apartment with balcony in Bal Harbour FULL SERVICE BUILDING <i>Courtesy of Weichert Realtors Best Beach Real Estate</i>								
	<b>27</b> <b>FOR LEASE</b> · Active-Available, MLS Listing A10300879: 6/27/2017 <b>MLS ID: A10300879</b>	Condo	1/2	894 sq ft	–	1964	6/27/2017	\$2,500	\$3
	<b>10275 Collins Ave, Apt 1529</b> Harbour House! Located on the ocean in Bal Harbour!! Spectacular views of the bay and city from the 15th Floor. 1/1 <i>Courtesy of Harding Realty, Inc.</i>								
	<b>28</b> <b>FOR LEASE</b> · Pending Sale/Rental, MLS Listing A10288888: 6/5/2017 <b>MLS ID: A10288888</b>	Condo	2/2	1,555 sq ft	–	1965	6/5/2017	\$2,300	\$1
	<b>1075 92nd St, Apt 505</b> SPECTACULAR OVERSIZED 1555 SQ FT CONDO BEAUTIFULLY RENOVATED WITH TILE FLOORS, CUSTOM KITCHEN, BATHS & BUILT-INS ALL IN MINT CONDITION. <i>Courtesy of Coldwell Banker Residential Real Estate</i>								

## New For Lease: 35 (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>29</b> FOR LEASE	* Active-Available, MLS Listing A10299968: 6/25/2017 MLS ID: A10299968							
	<b>10101 E Bay Harbor Dr, Apt 204</b>	Lease	2/2	1,300 sq ft	–	1967	6/25/2017	\$2,350	\$2
	HUGE 2/2 100% WATER VIEWS FROM ALL ROOMS, ALL UTILITIES INCLUDED (FPL & A/C INCLUDED), HARDWOOD FLOORS, OPEN KITCHEN								
	<i>Courtesy of Luxury Realty, Inc.</i>								
	<b>30</b> FOR LEASE	* Pending Sale/Rental, MLS Listing A10298835: 6/22/2017 MLS ID: A10298835							
	<b>10190 E Bay Harbor Dr, Apt 2F</b>	Apartment	1/1	700 sq ft	–	1956	6/22/2017	\$1,325	\$2
	Great top floor 1BD/1BA in highly sought after Bay Harbor Islands! This charming residence features a cozy and bright feel.								
	<i>Courtesy of Urban Resource Inc.</i>								
	<b>31</b> FOR LEASE	* Active-Available, MLS Listing A10299317: 6/23/2017 MLS ID: A10299317							
	<b>10101 Collins Ave, Apt 11C</b>	Condo	2/3	2,050 sq ft	–	1994	6/23/2017	\$5,500	\$3
	THE PALACE-OCEANFRONT BLDG-2 BD/2.5 BTH. FURNISHED, UPGRADED.								
	<i>Courtesy of Harding Realty, Inc.</i>								
	<b>32</b> FOR LEASE	* Active-Available, MLS Listing A10298783: 6/22/2017 MLS ID: A10298783							
	<b>10275 Collins Ave, Apt 429</b>	Condo	1/2	972 sq ft	–	1964	6/22/2017	\$2,500	\$3
	PLEASE CALL OR TEXT LISTING AGENT FOR SHOWING INSTRUCTIONS.								
	<i>Courtesy of Decorus Realty Llc</i>								
	<b>33</b> FOR LEASE	* Active-Available, MLS Listing A10298266: 6/21/2017 MLS ID: A10298266							
	<b>10295 Collins Ave, Unit 1406</b>	Lease	2/3	2,009 sq ft	–	2007	6/21/2017	\$11,000	\$5
	Furnished 2/2 direct ocean rental at the elegant and private Ritz Carlton residences in Bal Harbour.								
	<i>Courtesy of One Sotheby's International Realty</i>								
	<b>34</b> FOR LEASE	* Active-Available, MLS Listing A10291595: 6/9/2017 MLS ID: A10291595							
	<b>10350 W Bay Harbor Dr, Apt 5J</b>	Condo	1/1	950 sq ft	–	1966	6/9/2017	\$1,950	\$2
	1 BED/1 BATH+DEN, LOCATED BAY HARBOR, WASHER AND DRYER, POOL, BARBECUE AREA, BILLIARD ROOM, TIKI HUTS, BOAT DOCK, GYM, LIBRARY, LOBBY ATTENDANT, CAMERAS,								
	<i>Courtesy of Mosaic Realty</i>								
	<b>35</b> FOR LEASE	* Active-Available, MLS Listing A10299580: 6/23/2017 MLS ID: A10299580							
	<b>9225 Collins Ave, Apt 1010</b>	Condo	1/2	918 sq ft	–	1967	6/23/2017	\$1,900	\$2
	This is just the perfect beachfront condo in Miami! Spacious 1/1.5 furnished and renovated unit. Close to South Beach, Bal Harbour, Aventura, etc.								
	<i>Courtesy of York Investments Corp.</i>								



## Recently Sold: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <span>1</span> <b>RECENTLY SOLD</b> • Sold Date: 6/2/2017, Public Record <i>MLS ID: -</i> <b>10300 W Bay Harbor Dr, Apt 8D</b> -	Cooperative	2/2	980 sq ft	-	1956	6/2/2017	-	-
 <span>2</span> <b>RECENTLY SOLD</b> • Sold Date: 6/6/2017, Public Record <i>MLS ID: -</i> <b>9341 Collins Ave, Apt 703</b> -	Condominium	1/2	962 sq ft	-	1989	6/6/2017	-	-