

THE *Ojeda Lazar* REPORT Q3
33137 Condo Market Trends 2022



OJEDA LAZAR
REAL ESTATE

33137 Condo Market | Non waterfront

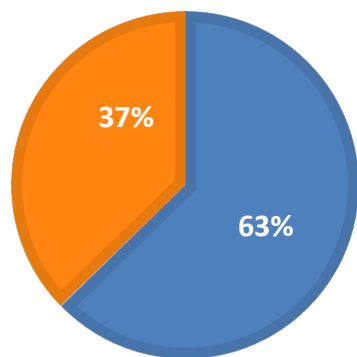
Market Highlights Q3

Market Condition	BUYER'S MARKET
Condos For Sale	116
Sold Condos	60
Average Sold Price/SF	\$586
Average Sold Price	\$614,000
Average Sold Price is	NEUTRAL
Average Sold Price/SF	NEUTRAL

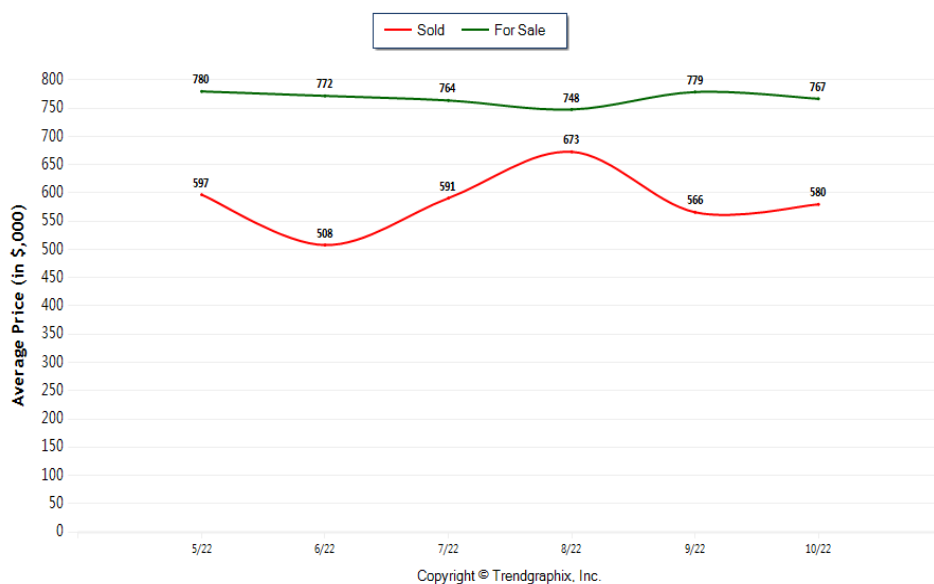
For the 3rd quarter of 2022 the 33137 zip code is in a Buyer's Market for *non waterfront* condos. Sales of condos in the **Design District, Midtown** and **Edgewater** areas have slowed significantly for Q3, inventory is 75% higher that it was in Q2. Sales were 34% less than Q2 and there were 28% less condos under contract compared to last quarter. The average price per SF went down to \$586 from \$609 and it is now neutral. The average sold price of a condo was \$614,000 which is slightly higher than last quarter. Although there were less sales in Q3 it took less time to sell and the listing discount was only 7% on average.

The median price for a 1 bedroom condo was \$410,000 (\$448K last Q), for a 2 bedroom it was \$650,000 (\$613K last Q), for a 3 bedroom condo it was \$823,000 (\$899K last Q) and for 4+ bedroom condos there were no sales.

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
1 Bedroom	\$410,000	38%
2 Bedrooms	\$650,000	50%
3 Bedrooms	\$823,000	14%
4+ Bedrooms	NA	NA



Current Vs. Previous Q Q3 2022 Vs. Q2 2022 - % Change

Current Vs. Same Q 1Yr Ago Q3 2022 Vs. Q3 2021- % Change

October Numbers

For Sale	+16%
Closed Sales	-34%
Under Contract	-28%
Average Price/SF	-3%
Average Sold Price	+9%
New Listings	-22%
Listing Discount	-7%
Days on Market	-45%
Months of Inventory	+75%

For Sale	-18%
Closed Sales	-44%
Under Contract	-53%
Average Price/SF	+54%
Average Sold Price	+44%
New Listings	-13%
Listing Discount	-1%
Days on Market	-61%
Months of Inventory	+48%

For Sale	120
Closed Sales	14
Under Contract	15
Average Price/SF	\$437
Average Sold Price	\$580,000
New Listings	36
Listing Discount	-4%
Days on Market	96
Months of Inventory	8.6

33137 Condo Market | Waterfront

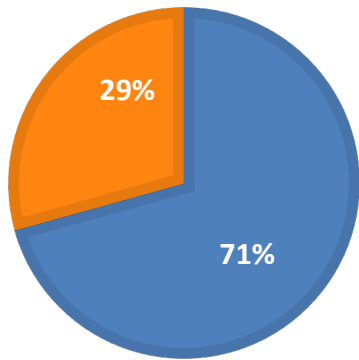
Market Highlights Q3

Market Condition	BUYER'S MARKET
Condos For Sale	241
Sold Condos	75
Average Sold Price/SF	\$719
Average Sold Price	\$926,000
Average Sold Price is	NEUTRAL
Average Sold Price/SF	NEUTRAL

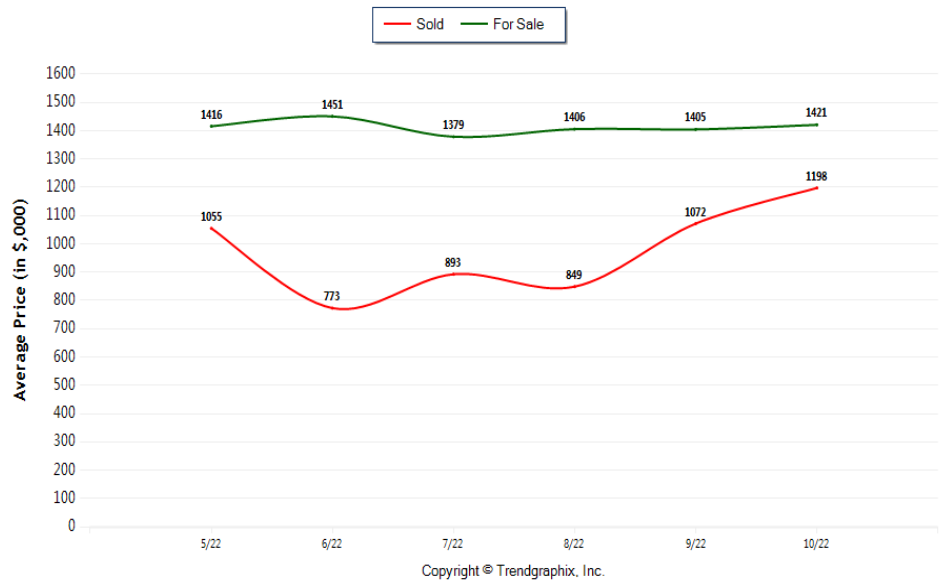
For the 3rd quarter of 2022 the 33137 zip code is in a Buyer's Market for *waterfront condos*. Sales of waterfront condos in **Edgewater** continue to slow down as inventory rises, it is 135% higher in Q3 than it was in Q2. There were 48% less sales than last quarter and also 47% less condos under contract compared to Q2. The average price per SF is \$719 which is 5% less than last quarter and is now in neutral territory. The average sold price of a condo was \$926,000 which is slightly lower than last quarter. Although there were less sales in Q3, it took less time to sell and the listing discount was only 6%.

The median price for a 1 bedroom condo was \$519,000 (\$520K last Q), for a 2 bedroom it was \$764,000 (\$775K last Q), for a 3 bedroom condo it was 1.29 million (\$1.24 last Q) and for 4+ bedroom condos it was over \$2.12 million (\$2.7 last Q).

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
1 Bedroom	\$519,000	83%
2 Bedrooms	\$764,000	205%
3 Bedrooms	\$1,288,000	86%
4+ Bedrooms	\$2,121,000	34%



Current Vs. Previous Q Q3 2022 Vs. Q2 2022 - % Change

Current Vs. Same Q 1Yr Ago Q3 2022 Vs. Q3 2021- % Change

October Numbers

For Sale	+22%
Closed Sales	-48%
Under Contract	-47%
Average Price/SF	-5%
Average Sold Price	-4.5%
Listing Discount	-6%
New Listings	-14%
Days on Market	-27%
Months of Inventory	+135%

For Sale	-15%
Closed Sales	+56%
Under Contract	-47%
Average Price/SF	+16%
Average Sold Price	+12%
Listing Discount	-6%
New Listings	-5%
Days on Market	-50%
Months of Inventory	+41%

For Sale	225
Closed Sales	24
Average Sold Price	\$1,072,000
Average Price per/SF	\$817
Under Contract	27
Listing Discount	-6%
New Listings	35
Days on Market	84
Months of Inventory	9.4



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