

THE OJEDA LAZAR REPORT

33137 Condo Market Trends

Q1 2022



OJEDA LAZAR
REAL ESTATE

33137 Condo Market | *Non waterfront*

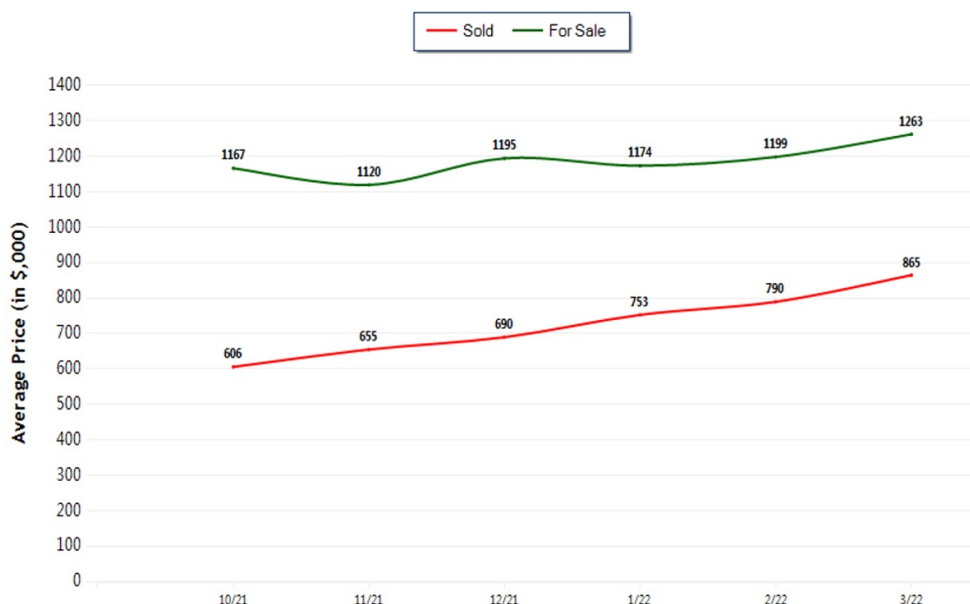
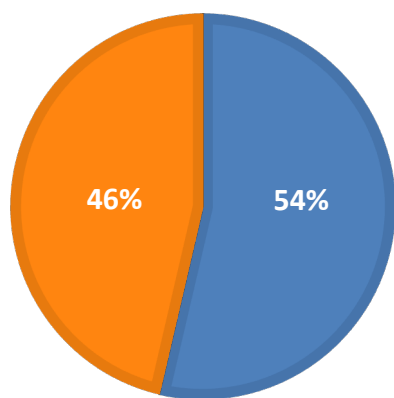
Market Highlights Q1

Market Condition	SELLER'S MARKET
Sold Condos	102
Average Sold Price/SF	\$522
Average Sold Price	\$588,000
Average Sold Price is	APPRECIATING
Average Sold Price/SF	APPRECIATING

For the 1st quarter of 2022 the 33137 zip code remains a Seller's Market for condos. The areas of the **Design District**, **Midtown** and **Edgewater** continue appreciating in value and although less inventory is coming on the market, sales continue to be strong. The average price per SF is \$563 and is appreciating. The average sold price of a condo was \$588,000. One hundred and two condos sold this quarter but it took longer to sell those units than last quarter. Although inventory went up for Q1 it is still at all time lows with 3 month(s) of inventory available.

The median price for a 1 bedroom condo was \$402,000, for a 2 bedroom it was \$566,000, for a 3 bedroom condo it was 1.288 million and for 4+ bedroom condo it was over \$1.7 million.

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
1 Bedroom	\$402,000	37%
2 Bedrooms	\$566,000	53%
3 Bedrooms	\$1,288,000	9%
4+ Bedrooms	\$1,703,000	1%

Current Vs. Previous Q Q1 2022 Vs. Q4 2021

For Sale **-24%**

Closed Sales **+6%**

Under Contract **+17%**

Average Price/SF **-25%**

Average Sold Price **+22%**

New Listings **+2%**

Listing Discount. **-3%**

Days on Market **+169%**

Months of Inventory **+93%**

Current Vs. Same Q 1Yr Ago Q1 2022 Vs. Q1 2021

For Sale **-60%**

Closed Sales **+59%**

Under Contract **+29%**

Average Price/SF **+46%**

Average Sold Price **+53%**

New Listings **-2%**

Listing Discount. **-7%**

Days on Market **-23.5%**

Months of Inventory **+437%**

April Numbers

For Sale **85**

Closed Sales **27**

Under Contract **35**

Average Price/SF **\$583**

Average Sold Price **\$576,000**

New Listings **42**

Listing Discount. **0%**

Days on Market **93**

Months of Inventory **3.1**

Edgewater Condo Market | Waterfront

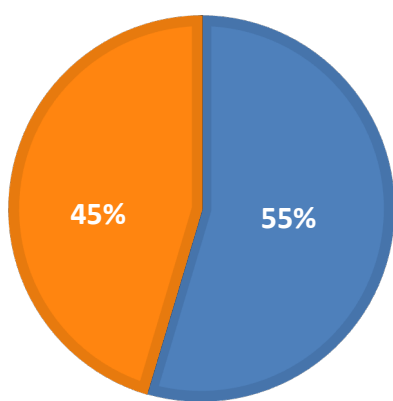
Market Highlights Q1

Market Condition	SELLER'S MARKET
Sold Condos	148
Average Sold Price/SF	\$719
Average Sold Price	\$986,000
Average Sold Price is	APPRECIATING
Average Sold Price/SF	APPRECIATING

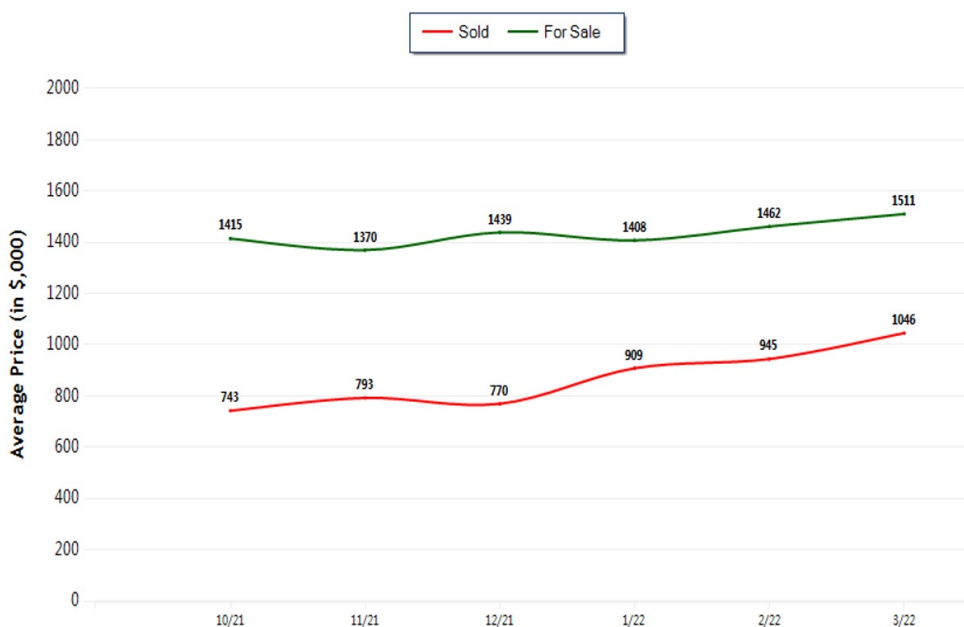
For the 1st quarter of 2022 the 33137 zip code remains a Seller's Market for waterfront condos. **Edgewater** continues appreciating in value and although less inventory is coming on the market, sales continue to be strong. The average price per SF is \$719 and is appreciating. The average sold price of a condo was \$986,000. One hundred and forty eight condos sold this quarter and it took less time to sell those units than last quarter. Inventory went up for Q1 and it continues below 6 months at 3.5 month(s) of inventory available which indicates a strong Seller's Market.

The median price for a 1 bedroom condo was \$523,000, for a 2 bedroom it was \$670,000, for a 3 bedroom condo it was 1.25 million and for 4+ bedroom condo it was over \$2.6 million.

■ New Listings ■ Closed Sales



SOLD	MEDIAN PRICE	MARKET SHARE
1 Bedroom	\$523,000	22%
2 Bedrooms	\$670,000	44%
3 Bedrooms	\$1,250,000	29%
4+ Bedrooms	\$2,675,000	5%



Current Vs. Previous Q Q1 2022 Vs. Q4 2021

For Sale **-35%**

Closed Sales **+6.5%**

Under Contract **+38%**

Average Price/SF **+17%**

Average Sold Price **+38%**

Listing Discount **0%**

New Listings **+20%**

Days on Market **-22%**

Months of Inventory **-39%**

Current Vs. Same Q 1Yr Ago Q1 2022 Vs. Q1 2021

For Sale **-55%**

Closed Sales **+56%**

Under Contract **+31%**

Average Price/SF **+40%**

Average Sold Price **+38%**

Listing Discount **-1%**

New Listings **-5%**

Days on Market **-22%**

Months of Inventory **-71%**

April Numbers

For Sale **4**

Closed Sales **42**

Average Sold Price **\$1,019,000**

Average Price per/SF **\$721**

Under Contract **52**

Listing Discount **4%**

New Listings **57**

Days on Market **127**

Months of Inventory **3.5**



OJEDA LAZAR
— REAL ESTATE —

6318 Biscayne Blvd. Suite 200, Miami, FL, 33138 | O: 305-744-5179 | C: 305-790-6168

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