

THE COSMOPOLITAN REAL ESTATE MARKET UPDATE

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**COMPLIMENTS OF
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REALTOR ASSOCIATE**
"THE COSMOPOLITAN SPECIALIST"

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COLDWELL BANKER REALTY



Certified Residential Specialist

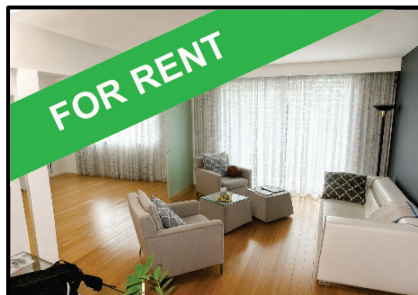
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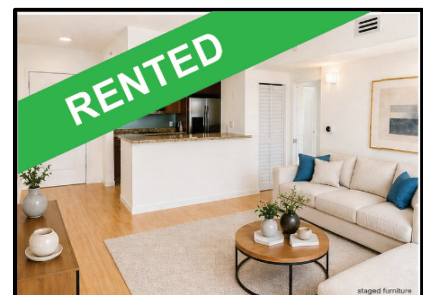
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#2309 1 Bed/1.5 Bath



#1517, 2 Bed/2 Bath



#1710 1 bed/1 bath

As a real estate agent specializing right here in your community, I closely track local market trends. If you're considering selling your home, one of the most crucial factors for success is setting the right asking price from the very beginning.

It's tempting to list high, hoping to maximize your return. However, pricing significantly above what the current market indicates can backfire. Homes priced too high often sit longer, attract fewer serious buyers, require price reductions later, and can sometimes end up selling for less than if priced correctly from the start.

My approach focuses on preventing that. I use detailed, up-to-the-minute data on comparable sales *specifically* within our community to help you determine the optimal listing price. This strategy attracts qualified buyers quickly and is designed to secure you the **highest possible price** in the **shortest amount of time** based on today's actual market conditions.

If you're curious about your home's current market value or want to discuss a strategy for a successful sale, I'd be happy to provide a complimentary, no-obligation market analysis.

Feel free to call or email me anytime.

Warm Regards,

Colleen Holloway, P.A.

Real Estate Advisor | Coldwell Banker Realty

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SUMMARY OF CONDOS SOLD BETWEEN 08/1/2025 AND 07/31/2026 & COMPARISON TO LAST YEAR				
	Condos Sold	Annual Turnover	Avg Sale Price	Avg Price per Sq Ft
08/1/2025 to 07/31/2026	8	3.6%	\$788,075	\$840.39
08/1/2024 to 07/31/2025	10	4.5%	\$873,520	\$816.18
Difference (+/-)	-2	-0.9%	-\$85,445	+\$24.21

DETAILS ON MOST RECENTLY SOLD CONDOS THROUGH 07/31/2026							
Address	Year Built	Beds	Baths	Square Feet	Sold Price	Price per Sq Ft	Date Sold
110 Washington Ave 1316	2004	1	2	826	\$780,000	\$944.31	4/15/2026
110 Washington Ave 1611	2004	1	1	686	\$600,000	\$874.64	4/6/2026
110 Washington Ave 2606	2004	2	3	1,247	\$1,100,000	\$882.12	2/27/2026
110 Washington Ave 1513	2004	1	2	826	\$689,600	\$834.87	2/6/2026
110 Washington Ave 1711	2004	1	1	686	\$530,000	\$772.59	12/29/2025
110 Washington Ave 2421	2004	2	2	1,196	\$1,035,000	\$865.38	12/1/2025
110 Washington Ave 2409	2004	1	2	826	\$710,000	\$859.56	9/29/2025
110 Washington Ave 1608	2004	2	3	1,247	\$860,000	\$689.66	8/18/2025

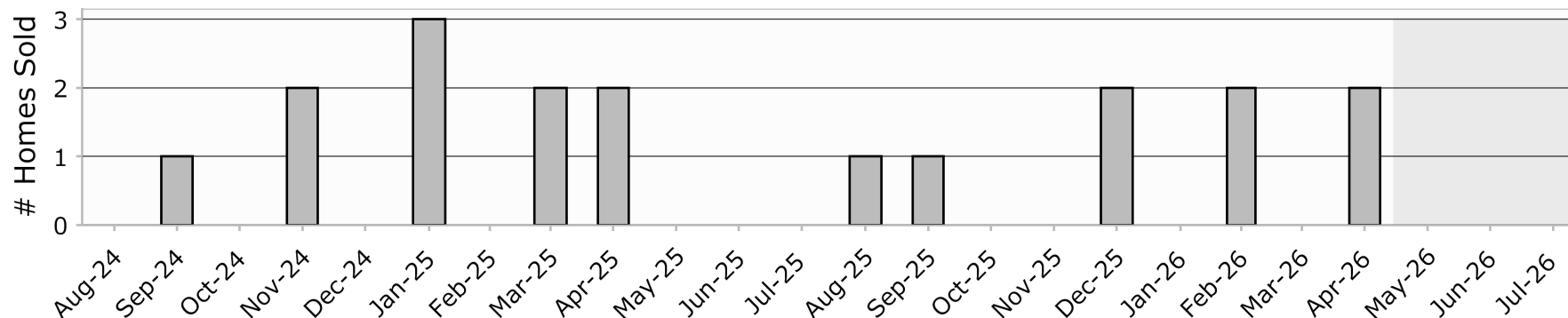
Based on information from the Miami Dade County Property Appraiser. This information may or may not include all properties sold in The Cosmopolitan during the reporting period. The accuracy of information in this report is dependent upon the aforementioned source, and is not guaranteed. If your property is presently listed with another broker, this is not a solicitation of that listing.

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REAL ESTATE MARKET UPDATE

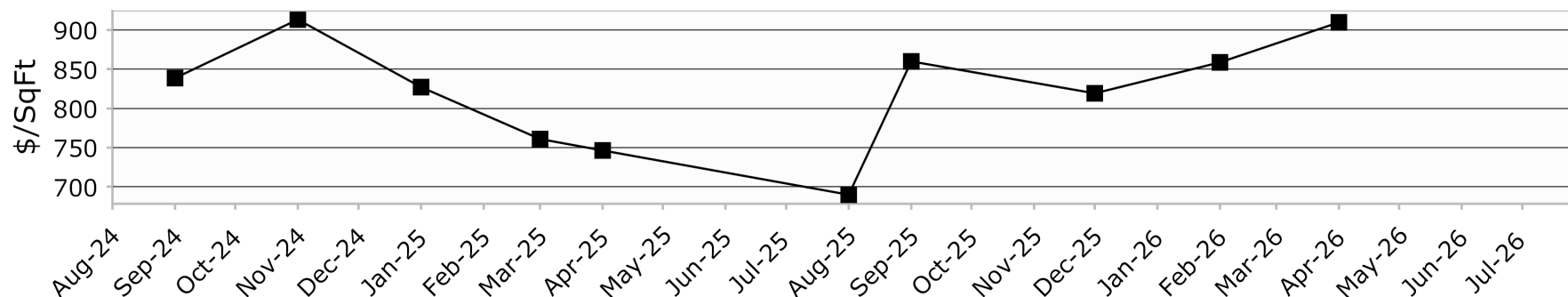
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MONTHLY HISTORY OF NUMBER OF CONDOS SOLD BETWEEN 08/1/2024 AND 07/31/2026



Note: All sales may not be reported for the shaded region, as sales may take between 30-90 days to be published by the Property Appraiser.

MONTHLY HISTORY OF AVERAGE PRICE PER SQUARE FOOT BETWEEN 08/1/2024 AND 07/31/2026



Note: The charts do not include data points for months without any sales.

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