



José María "Chepe" Serrano, CCIM
2019 Chairman of the Board
MIAMI Association of REALTORS®

Miami-Dade Condominium Sales Increase Year-over-Year in 1Q 2019

Miami-Dade County existing condominium sales and median sale prices for all properties increased year-over-year in 1Q 2019, according to the MIAMI Association of Realtors (MIAMI) and the Multiple Listing Service (MLS) system.

Miami existing condo sales increased 0.8 percent year-over-year in 1Q 2019, increasing from 2,974 to 2,997. Single-family home sales decreased 4.9 percent, from 2,799 to 2,662. Total sales decreased 1.9 percent, from 5,773 to 5,659.

Miami Median Prices Rise for 29th Consecutive Quarter
The median price for single-family homes in Miami-Dade County increased to \$350,000 in 1Q 2019, a 3.9 percent jump from \$337,000 in the same period last year. The median price for existing condominiums increased 4.3 percent year-over-year from \$230,000 to \$240,000.

Hot Markets Overview Reveals Strong Demand and Limited Supply in Many Local Areas

Months' supply of inventory is a strong indicator of real estate activity. Top Miami neighborhoods with the lowest months of supply of inventory in 1Q 2019:

Single-Family Homes

1. Palm Springs North, a north Dade community north of Miami Lakes, had 1.8 months supply
2. Palmetto Estates, a South Dade community west of Palmetto Bay, had 2.1 months supply
3. Pinewood, a central Dade community west of Miami Shores, had 2.5 months supply
4. Richmond Heights, a south Dade community south of Kendall, had 2.9 months supply
5. Miami Gardens, a north Dade city that borders the Broward-County line, had 3.3 months supply

Condominiums

1. The Crossings, a south Dade community east of Kendall, had 2.5 months supply
2. Richmond West, a south Dade community west of Palmetto Bay, a 2.6 months supply
3. Miami Lakes, a north Dade town north of Hialeah, had 3.1 months supply
3. University Park, a south Dade community west of Westchester, had 3.1 months supply
4. Naranja, a south Dade community north of Homestead, had 3.4 months supply

José María "Chepe" Serrano, CCIM
New Miami Realty Corp.
(305) 635-5000
jserrano@newmiamirealty.com

SouthFloridaOpenHouseSearch.com

Find your perfect home...
Search hundreds of Open Houses every weekend!
See photos, features & details in English, Spanish or Portuguese



Go to SouthFloridaOpenHouseSearch.com

DESIGN

All-white rooms exemplify simplicity and elegance

BY JOSEPH PUBILLONES
Creators Syndicate

It seems like everything that's old is new again. Throughout interior design history, time and again, designers are faced with the request to create an all-white decorating scheme. An all-white room can seem easy. Doesn't it? What could possibly be so difficult about putting the same color on everything in a room? Well, sorry to burst your design bubble, but monochromatic rooms — especially all-white rooms — often have a dozen or more shades of white.

Technically, white is the lightest color, but as an achromatic color, it has no specific hue. However, white can seemingly take on hints of other colors, as it reflects light and other items around it. Therefore, it is normal to notice other color nuances in white, such as yellow, pink, green, blue and black. White is the ultimate neutral. It can be paired with any other color for an up-to-date color scheme. But for some, white is most powerful as a standalone color. All-white decorating

schemes can be beautiful, as they exemplify simplicity and elegance. For some, it is the holy grail of design, the ultimate chic interior design. This decorating scheme is quite flexible. It can serve as a good foil for antiques and contemporary furnishings with equal aplomb. It is effective as a clean backdrop for artwork, allowing each piece to seem to float in the room and letting the colors of each work of art and furnishing shine on their own.

Many homeowners swear by an all-white kitchen or an all-white bathroom. These are classic schemes that can be highlighted by colorful accessories, such as kitchen canisters and equipment as well as colorful towels and bath mats.

It is important to note that all-white is not good everywhere. Light sources — both natural and from lighting fixtures — affect how the color reads. White also changes appearance depending on the finishes of a room's surfaces. Shiny and glossy surfaces reflect light and help it bounce around, whereas matte surfaces will absorb almost any reflection.



This white room gives a feeling of elegance.

White rooms, in order to create interest, rely heavily on textures, such as a fabric with a woven pattern. Also, the grain of wood in a piece of furniture adds to its aesthetic appeal.

Sometimes, a white room can look a bit stark. A white room can be tamed by adding different shades of white and off-white, creating a warmer feeling. White can also be manipulated by adding soft shades of gray — from pale oyster white to more defin-

itive pale grays. White rooms are easy to accessorize and make changes to. This is part of their staying power. This classic design scheme is around to stay and is always interesting in its various iterations.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach, Florida. His website is www.josephpubillones.com.

Real Estate

To advertise, please call 866-860-6000 or visit miamiherald.com/classifieds

REAL ESTATE FOR SALE & RENT

HOMES FOR SALE

KILLIAN SUN ACRE ESTATES
Homebuyers, investors, developers and builders. Prime 4 1/2 home on .91ac near SW 120th Ave. Come make offer before listing and price increases. Open House May 26 12pm-3pm 786-426-3693 hpdavco@bellsouth.net No Realtors

MIAMI THIS IS THE HOME YOU'VE BEEN WAITING FOR IN A PRESTIGIOUS & BEAUTIFUL NEIGHBORHOOD 4 BR/3 BA 2,850 sf \$925,000 Open house May 26 12pm-3pm 786-426-3693 monichanna@keyes.com

Renta \$2100 3/3 incl. Area con piscinas, tennis, gimnasio y salon de actividades. 305-490-1122

CONDOS FOR SALE



LAUDERHILL!!!! Investors dream 2br 1.5 Newly Renovated bath townhome style condo for sale asking 90K!!! Vacant ready to move in!!! 89k cash (investor Deal) 2 BR/1 BA 1,700 sq ft \$90,000 754-246-0542 RONMORG@HOTMAIL.COM

CONDOS FOR SALE MIAMI-DADE

AVENTURA Beautiful direct ocean views 12nd updated unit, 2 BR/2 BA 1,622 sq ft \$535,000 305-213-1435 drewepsteinking@gmail.com

Coconut Grove Must See!
2699 Tigertail Ave. Unit 32. Awesome 2bedrm/2.5bath, 2 garage spaces, 2 balconies private elevator to your apt in this award-winning chic Grove Club Bldg w/amenities \$675K. Close to all the Grove has to offer. **305.951.6419**
Elaine Palastrant
Brown Harris Stevens RE

OCEANFRONT MB HUGE OCEANVIEW EVERY ROOM, HUGE 2-1/2 BATHS SHUTTERS, IMPACT WINDOWS, WALK-IN CLOSETS, 845,000
Kutell Realty 305-978-8333 harriet@kutell.org

HOMES FOR RENT BROWARD



15242 SW 17 Street Davie, Fla 954-850-7887 linsubrks@gmail.com Monthly Rent: \$6,250

HOMES FOR RENT MIAMI-DADE

\$2,600 - 3 BED / 3 BATH HOUSE
3 1/2 Living, dining, family, laundry room & pool. On canal, off major roads, 40th and 107th, & turnpike. Private yard. 305-223-3774 Nunez2w@hotmail.com

CASA 2/1 AND 2 EFFICIENCY 1/1 RENTAL PINWOOD/WEST LITTLE RIVER AREA Casa 2/1 Cocina nueva \$1,500 Efficiency 1/1 \$850 Efficiency 1/1 \$650. Incluye Electricidad y Agua call 786-393-3603

DUPLEX FOR RENT
Miami Duplex Flagler & Palmetto expy. 3/2. Impact Windows/Doors.Tile.W/D Fen. Yard \$2,000.(305)446-7717

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE
1/1 Apartment 111 East Flagler St. \$1500 like new, no pets 954-274-7171 305-632-2259

1/1 APT FOR RENT Awesome location Dadeland area. 1 bedroom, 1 bathroom. 800+ sq ft 2nd floor apt with balcony. Totally remodeled kitchen and bathroom. Gated community with swimming pool, gym, tennis court, party area and beautiful gardens. Few blocks from Dadeland Mall. 305-582-7144

2/1 DUPLEX IN AVENTURA AREA Completely remodeled kitchen bathroom, new flooring. Central A/C. New window blinds. Back yard. \$1600. 954-868-8019

2/1 FONTAINEBLEAU.BLVD habitaciones grandes, balcon, parking, 3 walking closets 1 mes deposito y 1 adelantado. \$1,420 786-208-7725 elvitag29@gmail.com

AFFORDABLE APARTMENT HOME RENTALS



We are pleased to announce Sunset Pointe Apartment Homes, 1156 NW 79th St., Miami, FL 33150 is now accepting applications for our 1, 2 & 3 bedroom apartment homes presently under construction.
To apply visit us at our temporary leasing center next door located at Hibiscus Pointe, 1320 NW 79th St., Miami, FL 33147. Applications will be accepted through 06/30/19. All applicants must meet income and screening criteria.
Office hours: 9AM to 6PM Monday - Friday. For more info please call 833-331-4670 or email SunsetPointe@TheApartmentCorner.com

APARTMENT FOR RENT 2/1 Brickell Area. Remodeled. Incl water. No pets, no smoking. \$1800/mo. 1st. mo.+dep. Prkg for 2 cars. Laundry in bldg. **TEL: 786-344-4538**

Coconut Grove 1br/1.5ba
3350 SW 27 Ave. Stunning 16th flr unit in the exclusive Ritz Carlton, great views & large Master Suite. Includes all hotel amenities. \$3500/mo. Avail. May 31st, furnished or unfurnished
Elaine Palastrant
305 951 6419
Brown Harris Stevens RE

CONDOS FOR RENT MIAMI-DADE

CALL NOW!
BEAUTIFUL NEW AFFORDABLE HOUSING FOR ACTIVE SENIORS AGES 55+ MIAMI, FL
Brand New Affordable Housing for Active First Served basis. Complete Restricted -1Bdrms from \$455 to \$884. All Units have Central Air/Heat, Stainless Steel Appliances, Washer/Dryers, Dishwashers, Granite Counters, Window Treatments, Grab Bars & MORE!
CALL NOW 1-866-473-3198. Saturday Tours 11:00am - 2:30pm email: thecove@tpmcmiami.com www.tuscanycove1.com
Temporary Leasing Office: 5821 NW 7 Ave, Miami, 33127

COCONUT GROVE 1/1 - \$ 1175
By CocoWalk & Bay Pool, Gated, No Pets 305-774-1507

DADELAND 2/2 REMODELED Apt with Washer/Dryer. Gated Bldg. \$1,700/mo. Pool, Parking, Balcony. 7483sw82st. Ana rnt 305-298-7220

NOW LEASING AFFORDABLE SENIOR APARTMENTS



Smathers Preservation Phase One Senior Community 62+ Fully Renovated Studios and One-Bedroom Apartments
Applications will be distributed on 06/10/19, 6/11/19, and 6/12/19 from 9:00 AM to 5:00 PM at 1025 SW 30 Ave Miami FL, 33135. Applications can be printed from our webpage: www.trqaffordableapartments.com Questions and answers will be held on 6/13/19 and 6/14/19 from 9:00 AM to 5:00 PM at 1025 SW 30 Ave Miami FL, 33135, at the Community Center. Please return applications in person on 6/17/19, 6/18/19, and 6/19/19 from 9:00 AM to 5:00 PM at 1025 SW 30 Ave Miami FL, 33135, at the Community Center.
Note: Selections are not made on first-come first-served basis. Completed applications will be ranked using a random computerized system. Eligibility for tenancy will be determined during interviews. Interviews will be conducted according to ranking order.
Rent Range (subject to change based on HUD Median income updates for 2019)
0 Bedroom 50% Rent: \$629
1 Bedroom 50% Rent: \$665
0 Bedroom 60% Rent: \$767
1 Bedroom 60% Rent: \$812

MINIMUM ALLOWABLE COMBINED HOUSEHOLD INCOME TABLE (Subject to change based on HUD Median income updates for 2019)
0 Bedroom 50%: \$15,096
0 Bedroom 60%: \$15,960
0 Bedroom 50%: \$18,408
1 Bedroom 60%: \$19,488
www.trqaffordableapartments.com
786-536-6891 for TTY dial 711
smathersplazamgr@relatedgroup.com
5812 786-536-6891
TRGAFFORDABLEAPARTMENTS.COM

CONDOS FOR RENT MIAMI-DADE

SPACIOUS MODERN EFFICIENCY - NEAR CABLES & AIRPORT
Looking for one person with no pets, non smoker - Parking space available for compact car only - 1 year lease. \$825.00 includes water, cable and electricity. By appointment only : 305-613-1705 305-613-1705

CONDOS FOR RENT MISC
Hallandale BEACH APT/STUDIO 622 NE 7TH ST. NEXT TO AVENTURA. FULL KIT. INCLD UTIL \$900 305-333 3816

TOWNHOMES FOR RENT MIAMI-DADE

AFFORDABLE TOWN HOME RENTALS



We are pleased to announce Centerra Town Home Rentals, 18000 SW 107th Ave., Miami, FL 33157 is now accepting applications for our 2 & 3 bedroom town homes presently under construction.
To apply visit us at our temporary leasing center located at Captiva Club, 17692 SW 107th Ave., Miami, FL 33157. Applications will be accepted through 06/30/19. All applicants must meet income and screening criteria.
Office hours: 9AM to 6PM Monday - Friday
For more info please call 833-586-3451 or email Centerra@TheApartmentCorner.com.

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE FOR RENT INDUSTRIAL/WAREHOUSE

ATTENTION!
7711 W 22 AVE.-WAREHOUSE
Hialeah. 40,383 Sq Ft. on 2.6 acre lot. Dock height doors/offices. Warehouse district west of the 826 \$10/sqft NNW 305-961-1066

COMMERCIAL REAL ESTATE FOR RENT INDUSTRIAL/WAREHOUSE

AIRPORT/Palmetto Warehouses For Rent
NW 58 St to 74 St Area Free Rent until May 31st, 2019
STREET LEVEL
1250, 1350, 1500, 1800, 2500, 3600, 4400 Sq Ft
DOCK & DOCK/RAMP
2100, 2500, 3300, 3500, 3600, 4200, 5000, 6600, 9685 & up
Lrg Offices & Ample Parking
Rental Office 8190 NW 66 St
www.caribenational.com
Caribe National Realty Corp
305-593-0587 Realtor

NW DADE WAREHOUSES

\$99 moves you in!
1,000, 1,500, 2,200, 3,000, 5,000, 9,600 Sq Ft UNITS.
FROM \$583/Mo.
Near I-95, Turnpike & 826
305-687-9666
miamiwarehouserentals.com
also climate controlled storage starting @ \$29/mo.

COMMERCIAL REAL ESTATE FOR RENT INDUSTRIAL/WAREHOUSE

See More Online At MiamiHerald.com/Classifieds

COMMERCIAL REAL ESTATE FOR RENT INDUSTRIAL/WAREHOUSE

AIRPORT - NW 58 ST WAREHOUSE-RENT
Warehouse & office complex Lease 1200, 1800, 2500, 3300, 4200, 5000, 6000, 6600, 8500 sq ft up
Street or Dock
FREE RENT TIL MAY 31ST, 2019
Rental Off. - 8400 NW 66 St.
305-591-1647

SALES RENTALS COMMERCIAL

COMMERCIAL REAL ESTATE FOR RENT INDUSTRIAL/WAREHOUSE

Offices/Storefront
Free Rent Until May 31st, 2019
4315 NW 7 ST
Retail/Storefront
• 750sf \$1500 • 1600sf \$3000 Office Space
• 480sf \$800 • 500 sf \$850 Restaurant
• 1,139sf, \$25K \$2,950 Rent Storage Space
• Various Sizes Avail
2255 SW 32 AVE
Retail/Storefront
2nd Floor • 1440 SF \$2,150 All incl RENT, CAM, TAX
www.caribenational.com
Caribe National Realty Corp.
305-593-0587 Realtor

COMMERCIAL REAL ESTATE FOR RENT - STORES/OFFICES

Office space for rent Miramar \$1350/month Please call 786-262-6537

DREAM HOMES

The Miami Herald Classified MiamiHerald.com/RealEstate

Find Your Ideal Home Now.

Visit the **Real Estate Channel** and search thousands of real estate listings at the click of your mouse with **MiamiHerald.com**

Find an apartment, house or commercial property for rent or sale. The Advanced Search feature allows you to choose a map, street address, price range and more to help you find the perfect home or the ideal location to start your business.

Go to www.MiamiHerald.com and click on Real Estate.

Miami Herald
MIAMIHERALD.COM
For home delivery call 800.441.0444 or go to MiamiHerald.com • For advertising information, call 305.376.2820
ADCL384