

H1



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

Mid-Market Miami Single-Family Home Sales Increase in January Higher Interest Rates, Limited Supply Result in Fewer Total Sales

Mid-market Miami single-family home sales and median prices increased in January, according to the MIAMI Association of Realtors (MIAMI) and the Multiple Listing Service (MLS) system.

Sales for single-family homes priced between \$300K and \$400K increased 2.1 percent year-over-year in January, from 234 to 239. Growth in the middle of a real estate market is an indicator of a strong market. Median prices rose 6.1 percent for single-family homes to \$350,000. Condo median prices stayed even at \$230,000.

Total Home Sales Decrease in January Due in Part to Higher Interest Rates

Uncertainty over mortgage interest rates, the federal government shutdown and the stock market may have impacted Miami-Dade total home sales in January. After posting single-family home sales increases in five of the last six months and the fourth biggest single-family homes sales year in history in 2018, total Miami-Dade County sales decreased 11.7 percent year-over-year in January 2019, from 1,820 to 1,607. Lack of inventory in lower price points also contributed to the decline in transactions.

Seven Consecutive Years of Price Appreciation in Miami
Miami-Dade County single-family home prices increased 6.1 percent in January 2019, increasing from \$330,000 to \$350,000. Miami single-family home prices have risen for 86 consecutive months, a streak of seven plus years. Existing condo prices stayed even year-over-year at \$230,000. Condo prices have increased or stayed even in 89 of the last 92 months.

Miami Distressed Sales Continue to Drop, Reflecting Healthy Market

Only 7.9 percent of all closed residential sales in Miami were distressed last month, including REO (bank-owned properties) and short sales, compared to 9.9 percent in January 2018. In 2009, distressed sales comprised 70 percent of Miami sales.

José María 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

The right lighting can make home functional and beautiful

BY JANA SOELDNER DANGER
Special to South Florida Home

Lighting allows a homeowner to complete necessary tasks and enjoy recreational activities. It can also create different moods, and some research indicates that certain kinds of light can benefit sleep patterns. Lighting can also change the color in an entire room and then easily change it again. And like so many aspects of life today, smart systems make control easy.

WHAT TO CONSIDER

What are some things to consider when choosing lighting elements? “Homeowners should think about how they will use their space to determine how to light it,” said Thomas Cox, senior lighting manager for Wayfair, an online marketplace for home accessories, in an email.

“Think about the size of the room and the ceiling heights, and think about your lifestyle,” said Mario Bologna, a lighting consultant with Beautiful Things Lighting in Coral Springs. “The biggest consideration is the amount of light you need and what color temperature you want,” said Justin Brown, senior merchant for lighting at The Home Depot, in an email.

Most home illumination today comes from LEDs (light emitting diodes). “Avoid using incandescent bulbs instead of LEDs,” said Don Skenderian, senior lighting manager for Wayfair. “They lead to more frequent bulb re-

placements and higher energy costs.”

Don’t skip. “LEDs last a really long time, so it is worth the investment to buy good quality bulbs,” Brown said.

An LED typically uses about 30 percent of the wattage required for an incandescent bulb, said Ann Schiffrers, senior vice president for USAI, a New York-based manufacturer of LED fixtures. While a traditional bulb might have a life of about 1,000 hours, many LEDs work for 50,000 hours.

ARCADIAN RHYTHMS

Some research indicates that color temperature can be tuned to enhance a person’s sleeping and waking patterns, Schiffrers said. To that end, one of USAI’s systems mimics the sun’s natural daylight cycle. “Circadian lighting has become a buzz word,” she added.

Cooler light with bluish tones in the morning may stimulate cells in the eye to make a person feel more energized and awake. In the evening, bluish tints are removed and replaced with warmer amber tones to encourage relaxation before sleep. “Two hours before bedtime, you want to start to bring the light down to allow melatonin (a hormone that influences sleep) to flow through your body,” Schiffrers said.

DIFFERENT SPACES, DIFFERENT TYPES

Different spaces in the home may need more than one type of light because different activities take place in them. “Many rooms are multi-purpose,”



Courtesy of Beautiful Things Lighting

Light fixtures should complement or blend with other furnishings in the house.

said Frances Herrera, an interior designer in Fort Lauderdale.

“You can make your lighting scheme both functional and beautiful by layering in different types of lighting,” said Thomas Cox, senior lighting manager for Wayfair. “Ambient lighting sets the tone of a room and is a necessary part of any space, as it will produce overall illumination. It should be placed on or hanging from the ceiling or walls. Task lighting illuminates an area of a room where specific activities take place; reading, cooking, writing. Accent lighting is used to highlight a particular object or architectural element, creating dimensionality, and to build up your ambient lighting.”

What are some ways to effectively incorporate

light into different rooms?

“In the kitchen, you can use pendants over the breakfast table or island,” Bologna said. “Under-cabinet and toe-kick lighting create ambience and the ability to see better into corners.”

In a living room or dining room, crown molding can provide a place to mount strip lighting. “It can create a cove effect,” Bologna said. “But you can install strip lighting on the surface of a wall in a way that makes it look like an artistic design. You can also put strip lighting on steps and in hallways.”

In a bedroom: “More people today want chandeliers in their bedrooms,” Bologna said. “We’re getting away from lamps and doing more pendants so there’s more useable space on night tables.”

Real Estate

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

REAL ESTATE FOR SALE & RENT

HOMES FOR SALE

HOMES FOR SALE MIAMI-DADE

KENDALL DR. & SW 107TH AVE.

Village of Kendale 6 bedroom, 3 bath, familyroom 2 car garage (3600sf under roof) 1/2 acre on corner surrounded by aluminum fencing & electric gate. 305-527-3331 305-527-3335 dogslife4ever@aol.com



PALMETTO BAY 5/3 spacious family home, chef's kitchen, pool w/large patio, walkin closets, generator. Zoned for A schools Motivated buyers only! 352-262-2912 paulinacarne@kw.com



RESIDENTIAL/COMMERCIAL SFH Huge yard(4k sq ft) for pets, storage or build onto existing property.Good for single person with dogs or small business that needs backyard storage room. Inside is updated. 1 BR/1 BA \$138,000 786-290-7865

CONDOS FOR SALE

CONDOS FOR SALE BROWARD

HALLANDALE BEACH 1 BR, 1 1/2BA, Direct Beach access across the St. Near Aventura Mall, Hollywood Beach \$179K 305-600-7329

MISC. FOR SALE



PONGA A LA VENTA SU PROPIEDAD POR SOLO 1.5% DE COMISION Ponga su propiedad a la venta por real estate por solo 1.5% de comision y en mas de 500 websites a traves del mundo. www.goldentowerrealty.com 305-507-7436.50 786-346-0037 rolando@goldentowerrealty.com

TIMESHARES ON GULF IN NAPLES Because of the death of my husband, I have 2 timeshares at Vanderbilt Beach and Harbour Club in Naples for sale. 2BR/2BA. Both 50th week.Maintenance was paid this year. About \$950 per condo next year. Price \$5900 for one or \$11000 for both. 727-412-3719 suzannefiedler2003@yahoo.com

See More Online At
MiamiHerald.com/Classifieds

HOMES FOR RENT MIAMI-DADE

Cocoplum 7322 Vistamar
1 story 5 beds, 4.5 baths. Impact, generator, big pool, 2 car gar. Rent 13,500/mo.
Consuelo T. Stewart
Shelton and Stewart Rltrs
Call 305.666.0669

GABLES-BY-SEA WATERWAY



Beautiful 4bed/3bath cul de sac. Direct bay views and access. Bring your yacht or sailboat and enjoy sunsets/surprises. Close to everywhere! \$8,400 305-440-9866 jgonzalez@irfla.com

HOUSE FOR RENT 17903 SW 152nd Place, Miami, FL 33187
3/2 w/above ground pool - \$2,000 mth
Great family home, ideal rental.
305-213-4672
karina@mysignatureteam.com

HOUSE FOR RENT IN LAKES BY THE BAY



3BR, 2BA in Monterey Lakes. Fenced Yard for Dog. \$1,700. 305-281-9758

GREAT LOCATION

SOUTH MIAMI 75 Ave & 64 St
Big 5 Bedroom/2baths home on huge lot, near St Thomas School Elementary. Call 305-962-6240
Gustavo Mejido GM Realty

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE

1/1 DADELAND/KINGS CREEK 3rd flr,security,cable/water, no pets,pool incl, \$1100 1st/last+secdep 3052811730sbuzzi@bellsouth.net

1 BDRM 1.5 BTHRM APT ON LINCOLN RD. For rent 1 bedroom/1.5 bathrooms No pets. Gated garage. 1 yr lease \$1800 305-790-8230

LITTLE HAITI DESIGN DISTRICT DUPLEX



1 bed /1 bath newly renovated new kitchen w stainless steel appliances living room and small den or extra bedroom. \$1000/month 786-486-7109

Looking for your perfect SF home?
We've got you covered. MiamiHerald.com/RealEstate

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE

APARTMENTS FOR RENT



Apartments for rent in brand new building in historic Little Havana district close to downtown, Jackson health district and Brickell. One covered parking space included per unit, water included, security, gated entry, air conditioned common areas and interior hallways, elevator, washers and dryers on every floor. Various models and locations featuring large 2/2s, 2/1s and 1/1s available for immediate occupancy. \$1,700 305-216-7759 gcholdingsmiami@aol.com

COCONUT GROVE - MONTH FREE. 1/1- \$ 1125
By CocoWalk & Bay Pool, Gated, No Pets
305-774-1507

CORAL GABLES STUDIO 1/1 1st Floor nice corner Unit. Quiet street. Full kitchen, One person only. Area of 8 SV Ponce de Leon \$925 (786)734-6214

LITTLE HAITI DUPLEX APARTMENT FOR RENT
1/1 in design district. New kitchen/ bath/floor, Parking, \$1000 month 786-486-7109 786-486-7109

MIA/Little Havana 1/1 - \$1095
Parking, hi-views, gated, balcony. 305-545-6619

MIAMI 9150 NW 7 Ave
Clean 1bd/1ba \$900. No pets on-site mgr. 305-756-7002

MIAMI BEACH 420 78 St
Studio Apts For Rent. Updated secure building. From \$900. Utilities incl. 786-797-5887 - 305-573-5353

MIAMI BEACH \$600 SEC DEP
Neat and well kept apartments!!! 1950 71st Street
1 and 2 Bedrooms available from \$1,150 \$1,200/month
TEXT LIA (305) 834-1057

Central A/C, Laundry, ample parking lot, common areas going under major improvements!! LOCATION - LOCATION - LOCATION in the heart of Normandy Isle, just blocks away from the beaches and all the attractions in the area

MIAMI BEACH-NORTH BAY VILLAGE-SEAVIEW APART
SEAVIEW BALCONY,HI-END 2/2 1,109 SF,2 PARK SPACES,WASH&DRY,GYM,POOL,NOT FURNISHED,AVAILABLE IMMEDIATELY \$2,300/month 305-987-2667 esaldana39@gmail.com

SUNNY ISLES BEACH 1/1 CONDO FOR RENT Walk to the beach! Newly renovated in December 2015, 1/1 condo on the first floor. \$1,200/month 786-325-3581 echej31@gmail.com

Place your own ad,

24/7

MiamiHerald.com/Classifieds

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE

WKENDALL 8000SW-149AVE



Wkendall,2/2,866sf,NewCenAC, AirFile,New5/5SteelAppl,NewKit,Cab, NewTWH,Pool,\$1483 786-367-0862

RENTALS TO SHARE

HOUSE - Rent 1/2 - 3 BEDR.
house - \$800.00 mo. MM101 Keys Largo. Ocean Side, great loc. Utilities: \$100/mo. 847-650-1880

MISC FOR RENT

Coral Gables, studio/cottage
\$1,250 includes utilities, internet & cable. ☎305-431-6866

EFFIC FOR RENT WESTCHESTER AREA 1 PERS NO MASCOTAS CABLE WIFI PRIMER/ULTIMO. \$950 AL MES 305-409-0990 mt1299@bellsouth.net

WAREHOUSE FOR RENT
Warehouse for Rent at Doral with four offices, a pantry and plan room. Five parking spaces.Gated. \$2,900 786-412-4213 talmac@comcast.net

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE FOR RENT

COMMERCIAL REAL ESTATE FOR RENT - INCOME PROPERTIES

AUTOMOTIVE BUSINESS FOR RENT:

Auto Mechanic Body Shop and Dealership. Ready to operate. 6K sq.ft. - divided. Great loc. 524 N. Dixie Hwy, Hollywood,FL
TEL: 786-344-6178 or 954-445-5894

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 MAR 31ST, 2019
Rental Off. - 8400 NW 66 St.
305-591-1647

COMMERCIAL REAL ESTATE FOR RENT

COMMERCIAL REAL ESTATE FOR RENT - INDUSTRIAL/WAREHOUSE

AIRPORT/Palmetto Warehouses For Rent
NW 58 St to 74 St Area
Free Rent until March 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

COMMERCIAL REAL ESTATE FOR RENT - INDUSTRIAL/WAREHOUSE

Offices/Storefront
Free Rent until March 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

Selling something?
Call us at
1-866-860-6000

Buying something?
Find it on
MiamiHerald.com/Classifieds

Place
Your Own
Classified
Ad 24/7

Miami Herald
MEDIA COMPANY

MiamiHerald.com/classifieds

15666-01