



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

Miami Mid-Market Home Sales, Overall Prices Rise in June

Miami-Dade County mid-market single-family home sales increased, and median prices rose for all property types in June, according to the MIAMI Association of Realtors (MIAMI) and the Multiple Listing Service (MLS) system.

Total sales declined last month mainly due to lack of supply in certain price points, but they are expected to increase in the future because of declining mortgage rates, increased consumer confidence and demand from high earners in tax-burdened states.

Total Miami Home Sales Decline in June

Total Miami-Dade County home sales decreased 6.1% year-over-year, from 2,594 to 2,436. Coming off a robust May that pointed to growing demand, Miami home sales declined last month. Home sales also declined statewide and nationally. Year-to-date, however, Miami single-family home sales are down a negligible 1% and condo sales are even.

Miami single-family home sales decreased 7.7%, from 1,337 to 1,234. Miami condo sales decreased 4.4%, from 1,257 to 1,202.

Miami mid-market single-family home sales priced between \$300,000 to \$600,000 rose 9.84%, from 630 to 692.

7.5 Consecutive Years of Price Appreciation in Miami

Miami-Dade County single-family home prices increased 4.2% in June 2019, increasing from \$355,000 to \$370,000. Miami single-family home prices have risen for 91 consecutive months, a streak of 7.58 years. Existing condo prices increased 4.2%, from \$240,000 to \$250,000. Condo prices have increased or stayed even in 93 of the last 97 months.

Miami's Cash Buyers Represent Double the National Figure

Miami cash transactions comprised 31.9% of June 2019 total closed sales, compared to 36.4% last year. Miami cash transactions are double the national figure (16%).

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ART OF DESIGN

Mixing patterns and textures is one of the marks of boho interiors

BY JOSEPH PUBILLONES
Creators Syndicate

There is always a new term in the world of interior design that inspires new trends and yet another approach to design. The latest buzzword is "boho" or "boho chic." "Boho" is a term used to define things that are unconventional and artistic; however, understanding the meaning of the root of this term can help you achieve your own distinctive style. What does "boho" really mean? Well, first, it is an abbreviation of the French word "bohémien," which refers to Gypsies and is named after a particular group of people who traveled from Bohemia, a region of the Czech Republic.

A more recent example for boho culture existed in Greenwich Village in New York City during the 1950s, also known as the Beat Generation, which finally gave way to the hippie culture of the 1960s and 1970s.

Today, "bohemian" is more of an adjective than a noun and indicates an aesthetic that takes its influence from the free spirits of past generations. The modern boho chic appearance is eclectic, with an emphasis on ethnic and vintage pieces from the '50s, '60s and '70s.

Mixing patterns and textures is one of the distinguishing characteristics of boho interiors. There's an infallible formula for mixing and matching cushions like a professional — I'll tell you about that later



The modern boho chic appearance is eclectic, with an emphasis on ethnic and vintage pieces.

— but when it comes to creating a boho chic space, all the rules stop working. Bright colors and many patterns like floral and paisley mixed with ethnic patterns like tribal prints and geometric patterns are a hallmark of the boho chic style.

This decorative style is nourished by vibrant and intense colors, printed textiles and a combination of different types of furniture. So that the result of this mixture does not turn out to be chaotic, I would recommend a neutral base on the walls. And let the rest of the decoration be in charge of giving color and life to the room. Contrasting colors and patterns will

add the bohemian spirit.

Boho floors are usually layered with carpets of different designs. Sometimes, they combine one with textures and a more neutral one. Oriental carpets are a staple decorative item, as are dhurrie and shag rugs.

The use of natural and rustic finishes highlights the hippie influence of the '60s and '70s on the boho chic style. Accessories using natural or raw materials such as hemp, sisal, wood and rattan can be used as a nod to the humble beginning of this style. Try decorating with wooden walls, vintage macramé hangers, natural fiber carpets such as sisal or sea-

grass, a leather footrest or a decorative staircase. Although natural textures are key, don't let that stop you from incorporating metallic elements.

Finally, add a splash of a floral print, a geometric pattern or the psychedelic effects of a tie-dye fabric incorporated into a decorative pillow, throw or upholstered chair, then light a fragrant incense and your interiors will be ready to sing "La Vie Bohème."

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

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