

# REAL ESTATE MARKET FROM OUR NETWORK PERSPECTIVE

To provide you with more information about the Miami market we have asked our Real Estate Broker on site, Romina L. Saaied, to comment the present situation.

"Rental market is growing and rental prices are becoming higher as the demand grows". In fact, Miami real estate market is clearly growing since in 2017 sales increased by 3.7% over the previous year, for two consecutive quadruples. "Investors who bought during the crash of 2007 still have leverage on their properties" doubling the value of their investment, but even today the market presents many good opportunities.

As for the safest areas to buy, "Miami Beach will always have the first position." In Miami, the average property price is more than \$ 6,000 per square meter. In addition, Miami attracts international customers from around the world.



**Romina L. Saaied**  
Real Estate Broker  
Wire International Realty





Russian customers prefer to make investments in the Sunny Isles. Here, the average brick price is 6.700 \$/m<sup>2</sup>, higher than the average in Miami and the same as in the Brickell area where they mainly buy Brazilian and Argentinean. The Miami market also lends many Chinese buyers, while many Turkish investors prefer to buy holiday homes to rent them. A property of 471.420 \$ can be rented to more than 3.300 \$ per month

"When it comes to lending, banks are being pushed to pass mortgage liability to the public by lending with less restrictions and more flexible terms, interest rates are climbing little by little creating a feeling of need among the borrowers".

