

## Average condo rents drop in greater downtown Miami

**Nina Lincoff**

Reporter  
South Florida  
Business Journal



A flood of new condo inventory into the downtown Miami market has contributed to a slight drop in the average condo leasing price. But for renters looking for significant price breaks, the 3 percent drop may not have been enough.

Leasing prices for condos in the Greater downtown area hovered north of \$2,500, on average, according to a report released Tuesday on the greater downtown Miami condo market as of the third quarter of 2016, by the **Miami Downtown Development Authority** and prepared by Integra Realty Resources.



Skyline view of downtown Miami, Florida.

JOCK FISTICK

That's still higher than the **average \$2,107 a month** needed to rent a two-bedroom unit in greater Miami, where to afford that rent the average person would need to earn more than **\$90,000 a year**, according to a 2016 analysis by financial website SmartAsset. **When the mean pay in Miami is \$45,110, \$2,500-plus rent doesn't seem all that doable.**

Greater downtown Miami includes the A&E District, Brickell, Central Business District, Edgewater, Midtown and Wynwood submarkets.

The average condo leasing price in greater downtown Miami – which includes areas such as Brickell – dropped 3.2 percent to \$2,590 a month in the third quarter of 2016, from \$2,677 in the first half of the year. Average condo leasing prices have largely been increasing since 2012, when the overall monthly rent was \$2,255.

The drops in average rent varied greatly depending on the size of the unit. Studio units actually saw a slight increase in average leasing price in the third quarter, while one- and two-

bedrooms units saw slight decreases and three-bedroom units saw significant decreases.

Studio units posted an increase of 0.9 percent in rent, to \$1,699, according to the report. One-bedroom and two-bedroom units recorded rent decreases of 2.5 percent and 1.7 percent, respectively, to \$2,110 and \$2,957 in the third quarter. Want to live in a three-bedroom unit in Greater downtown? Get ready to drop an average of \$4,382 in rent.

A flood of new condo units were expected to have closed in the fourth quarter of 2016, which could further drive down leasing prices. As of the third quarter, there were more than 14,000 units proposed in the area, and more than 6,600 under construction, according to the report.

About 3,700 condo units had been completed in the greater downtown Miami area as of the third quarter.