

THE JEWISH HIGH HOLY DAYS

Rosh Hashanah and Yom Kippur are the most important of all Jewish Holidays and the only holidays that are purely religious, they are not tied to historical or natural events. They are observed in the fall season of the western calendar and the seventh month of the Jewish calendar - Tishri. Rosh Hashanah begins a 10-day period, known as the High Holy Days or Yamim Nora'im, a time of penitence and prayer that ends with Yom Kippur. Jews worldwide are given these 10 days to repent for their sins and ask God for forgiveness. "May you be inscribed in the Book of Life" is the common greeting during this period, as it is believed that on Rosh Hashanah God records the destiny of all mankind in the Book of Life. On Yom Kippur the Book is closed and sealed. Those that have repented for their sins are granted a good and happy New Year.



**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA
New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com



**ALBANY HOMES
CONSTRUCTION**
General Contractor

www.AlbanyHomes.us
786-271-7192 | mts@albanyhomes.us

"WE MAKE HOMES BETTER"



SERVICES INCLUDE:
Installation of quiet bath fans • Installation of screwless switch & outlet wallplates • Convert tub to walk-in shower • Painting • Wood & tile floors • New kitchens & bathrooms • Small & large jobs •



Published monthly at no cost for the Brickell Place Phase I Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

EGG MUFFINS

- ½ pound sausage
- 12 eggs
- ½ cup chopped onion
- ½ cup chopped green bell pepper
- ½ teaspoon salt
- ¼ teaspoon ground black pepper
- ¼ teaspoon garlic powder
- ½ cup shredded Cheddar cheese

Directions

Preheat the oven to 350 degrees F. Lightly grease 12 muffin cups or line with paper muffin liners.

Heat a large skillet over medium-high heat. Stir in sausage and cook until crumbly, evenly browned, and no longer pink, 10 to 15 minutes. Drain off grease. Beat eggs in a large bowl. Stir in onion, green pepper, salt, pepper, and garlic powder. Mix in sausage and Cheddar cheese. Spoon into the prepared muffin cups.

Bake in the preheated oven until a knife inserted near the center comes out clean, 20 to 25 minutes.



WE ARE HERE TO SERVE YOU

"My office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

- Commissioner Eileen Higgins



305-375-5924 www.miamidade.gov/district05 @CommishEileen

SMALL BUSINESS SUPPORT

Learn about District 5's new small business initiative at elevatedistrict5.com

FERTILIZER AWARENESS

The use of fertilizer is prohibited from May 15 - October 31. Learn more at miamidade.gov/fertilizer

STAY INFORMED

Sign up for the District 5 newsletter by emailing district5@miamidade.gov.



Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM








RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE?

GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

7441 Wayne Ave
PARKVIEW POINT - #15B





SOLD

Call Now!
 Rosa Jacquelin
 (786) 239-1283

Video Tour: www.SignatureHomesOfMiami.com

“A man who stops advertising to save money is like a man who stops a clock to save time.” – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

COASTAL GROUP
PUBLICATIONS, INC.

305-981-3503 www.cgpnewsletters.com

2022 MID MARKET UPDATE

[click link to download](#)

The numbers tell the story, look at year to year 2021-2022

Summary Statistics	July 2022	July 2021	Percent Change Year-over-Year
Closed Sales	1,376	2,259	-39.1%
Paid in Cash	704	1,076	-34.6%
Median Sale Price	\$380,000	\$340,000	11.8%
Average Sale Price	\$573,523	\$575,720	-0.4%
Dollar Volume	\$789.2 Million	\$1.3 Billion	-39.3%
Median Percent of Original List Price Received	99.0%	97.0%	2.1%
Median Time to Contract	20 Days	43 Days	-53.5%
Median Time to Sale	64 Days	87 Days	-26.4%
New Pending Sales	1,401	2,081	-32.7%
New Listings	2,109	2,607	-19.1%
Pending Inventory	2,311	3,913	-40.9%
Inventory (Active Listings)	6,246	8,473	-26.3%
Months Supply of Inventory	3.3	4.9	-32.7%

FOR SALE LAST 60 DAYS - 11 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3&4 BR's	2 units	\$1.590-\$4.250M
2 BR	7 units	\$575k-\$755K
0-1 BR	2 unit	\$200K-\$430k

Information provided from MLS and outside sources deemed accurate but not guaranteed



Lilia V Naar PA
305 582-3017

lilinaar@gmail.com
www.lilia.naar.ewm.com



BERKSHIRE HATHAWAY
HomeServices

EWM Realty



Raquel Echevarria
305 300-2622

echevarria.r@ewm.com
www.raquel.ewm.com

Meet the two for One team - And Get Your Property Sold

CURRENT MARKET STATISTICS

AVERAGE DAYS ON THE MARKET: 24

SALE PRICE: 99% of asking price

CLOSED SALES: average price per sq ft in all four towers: \$472.00 (Excluding PH sale)

PENDING SALES AND AC: 2 units

CLOSED IN LAST 60 DAYS - 6 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A1204	1/1	\$397k	\$386K	8/25
A908	2/2	\$739k	\$745k	8/12
B1005	1/1/1	\$390k	\$385k	8/26
B1704	1/1/1	\$379K	\$370K	7/22
BPH8	3/3	1580M	1535M	8/8
D1913	2/2	775k	760k	7/7

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

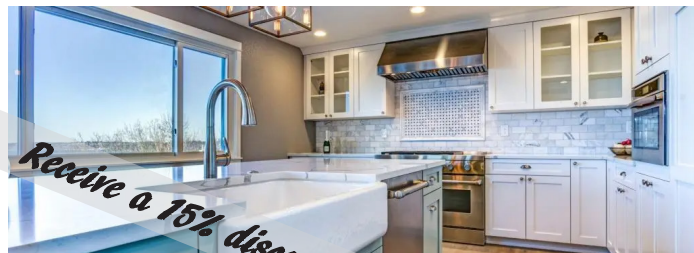
REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off

any remodeling job!

10% OFF Any Service

Valid With Coupon. Not To Be Combined With Other Offers. Exp 10/31/2022