BROUGHT
TO YOU BY

SAN JUAN
REALTY GROUP

OLD SAN JUAN
MARKET REPORT
OCTOBER

Prepared by
Nick Pastrana

OCTOBER SALES STATS

8
TOTAL

7
RESIDENTIAL

1
COMMERCIAL

At a median price of
$283,500

For a Total Value of
$2,964,500

SOLD UNITS DATA

Cond. Fortaleza 351, Apt 401

A TYPE
Apartment

A PRICE
$175,000.00

A BEDROOMS
3

A BATHROOMS
2

A SQUARE FEET (APPROX.)
1,077

A PRICE PER SQUARE FOOT
$162

San Idelfonso Apt. E-14

A TYPE
Apartment

A PRICE
$182,500.00

A BEDROOMS
2

A BATHROOMS
1

A SQUARE FEET (APPROX.)
736.94

A PRICE PER SQUARE FOOT
$248

San Idelfonso Apt. E-3

A TYPE
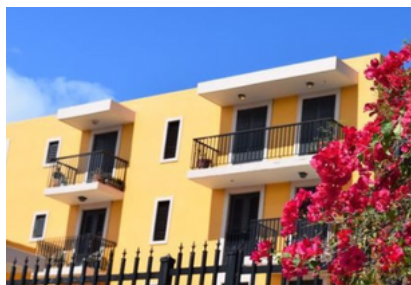Apartment

A PRICE
$190,000.00

A BEDROOMS
2

A BATHROOMS
1

A SQUARE FEET (APPROX.)
695.81

A PRICE PER SQUARE FOOT
$273

Cond. La Puntilla, Apt. 46, D...

TYPE

Apartment

PRICE

$192,000.00

BEDROOMS

4

BATHROOMS

2

SQUARE FEET (APPROX.)

1,079.99

PRICE PER SQUARE FOOT

$178

JUST SOLD
Caleta 17

Cond. Caleta de las Monjas ...

TYPE

Apartment

PRICE

$375,000.00

BEDROOMS

2

BATHROOMS

2

SQUARE FEET (APPROX.)

1,397.82

PRICE PER SQUARE FOOT

$268

San Justo 255

TYPE
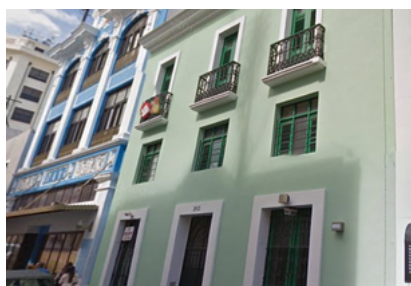
Commercial

PRICE

$465,000.00

BEDROOMS

-

BATHROOMS

-

SQUARE FEET (APPROX.)

-

PRICE PER SQUARE FOOT

-

Cond. Fortaleza 203, Apt. 5

TYPE

Apartment

PRICE

$475,000.00

BEDROOMS

1

BATHROOMS

1

SQUARE FEET (APPROX.)

-

PRICE PER SQUARE FOOT

-

Sol 109, Apt. 3

TYPE

House

PRICE

$910,000.00

BEDROOMS

2

BATHROOMS

1.5

SQUARE FEET (APPROX.)

2,655.99

PRICE PER SQUARE FOOT

$343

2019 YTD PRICE/SF

RESIDENTIAL

This graph illustrates the price per square foot of each residential property sold since the beginning of the year (2019). It is comprised of a combination of small, large, remodeled and outdated units. It is important to remember that larger units typically sell for a lesser price/sf so this graph serves primarily as a guideline for the price/sf range. Not necessarily a tick by tick market trend indicator.
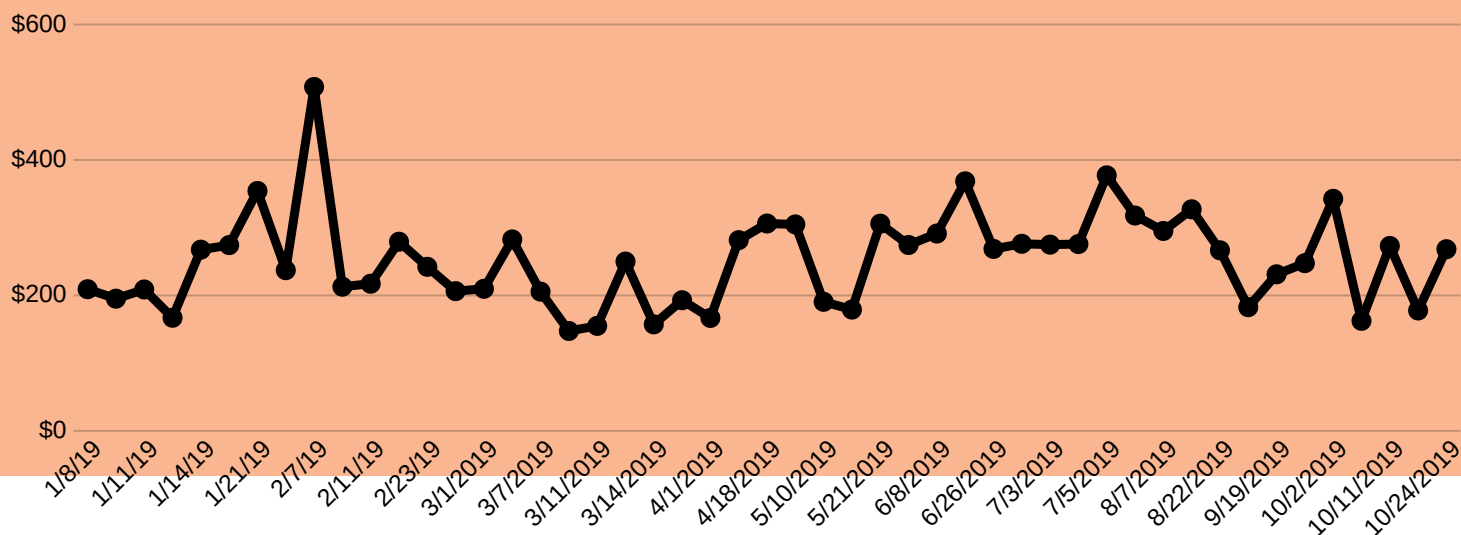
2018 PRICE/SF

RESIDENTIAL
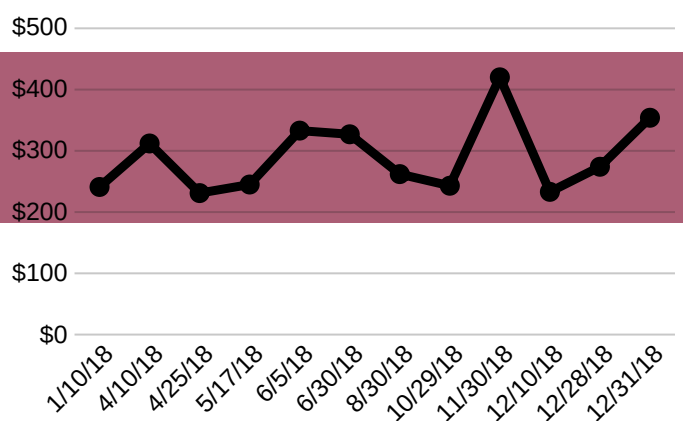
FORECLOSURE DATA
HISTORICAL (2016-2019)

Year	#
2019 (YTD)	4
2018	8
2017	6
2016	6

If you wish to receive this report every month (via email), you can subscribe by clicking on this link: https://lnkd.in/gfpdk-d
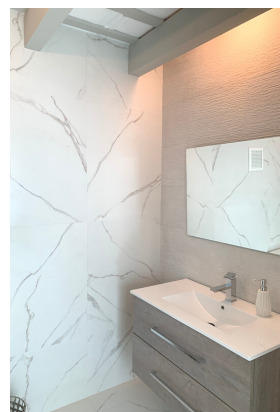
FOR SALE

Undisclosed Address,
Old San Juan

San Juan
REALTY GROUP

- 1 parking space
- Pool Area, Terrace & Interior Patio
- 2,852 Sq. Ft.
- 2 bedrooms / 3.5 baths
- Price: $1,475,000

JUST SOLD

Caleta 17
Apt. 1-B, Old San Juan

San Juan
REALTY GROUP

ABOUT THE AUTHOR

Nick Pastrana is a real state and economics professional, with nearly 7 years of experience in the real state field who has focused on catering to investors and clients by providing them with in depth real estate transactional analysis. In the past decade, Nick has been involved in over tens of millions of dollars worth of real state transactions.

Mr. Pastrana attended the University of Puerto Rico, he holds a bachelors degree in Economics and graduate studies in law from the University of Puerto Rico School of Law, where he directed his studies in constitutional, real estate and mortgage law.

Experience

Founder
San Juan Realty Group
Jan 2012 – Present · 7 yrs 2 mos
San Juan, Puerto Rico

Owner / Investor
Bloom Capital, LLC
Nov 2016 – Present · 2 yrs 4 mos
Puerto Rico

Mortgage Default Litigation
Universidad de Puerto Rico
Aug 2018 – Present · 7 mos

Education

University of Puerto Rico-Rio Piedras
Juris Doctor (J.D.), Law
2014 – 2019

Massachusetts Institute of Technology
Commercial Real Estate Analysis and Investment
2018 – 2018

Online MiT program

University of Puerto Rico-Rio Piedras
Bachelor's Degree, Economics
2008 – 2012

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IN THE MEDIA

In order to read San Juan Realty Group's newspaper collaborations for this month please click the issue cover

SOLVING THE ABANDONED PROPERTY CRISIS

PAST ISSUES

For past months market report please click the issues covers

SEPTEMBER

AUGUST

JULY

JUNE

MAY

APRIL

MARCH

FEBRUARY

JANUARY