

THE IVY

MARKET REPORT

DECEMBER 2015




ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **69** PROPERTIES FOR SALE IN THE BUILDING?

SELLERS: HOW DO YOU STAND VERSUS YOUR COMPETITION?

FULLY UPDATED BUILDING STATISTICS

AVERAGE PRICES PER UNIT TYPE

PAST/RECENT SALES & RENTALS

ANALYZE CURRENT TRENDS & MARKET STRENGTH

EXPERT GUIDANCE FROM AN EXPERIENCED RIVERFRONT RESIDENT & TRUE BUILDING SPECIALIST



ADRIAN MORALES DOBRZYNSKI, PA
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FORTUNE
INTERNATIONAL REALTY

*All December statistics are taken after the month ends

CURRENTLY FOR SALE BREAKDOWN PER UNIT TYPE / A LA VENTA POR TIPO DE UNIDAD

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/SF	AVG. DAYS ON THE MARKET
1 Bedroom	28	\$243,000	\$399,000	\$295,563	\$367	151 (5.0 MONTHS)
2 Bedroom	33	\$369,000	\$1,050,000	\$441,194	\$360	152 (5.1 MONTHS)
3 Bedroom	8	\$639,000	\$1,250,000	\$823,188	\$480	102 (3.4 MONTHS)
4 Bedroom	0	\$0	\$0	\$0	\$0	0
Full Building	69	\$243,000	\$1,250,000	\$428,310	\$376	146 (4.9 MONTHS)



SOLD DURING LAST 6 MONTHS / VENDIDAS EN LOS ULTIMOS 6 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LISTPRICE	SALEPRICE	DAYS MKT	LA SQFT	SP\$/SQFT
1	90 SW 3 ST # 2007	1	1	0	1	\$265,000	\$255,000	3	722	353
2	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1093	320
3	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1093	325
4	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1079	338
5	90 SW 3 ST # 2801	2	2	0	2	\$399,900	\$375,000	86	1093	343
6	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1129	334
7	90 SW 3 ST # 4412	2	2	0	1	\$410,000	\$395,000	11	1172	337
8	90 SW 3 ST # 1904	2	2	1	1	\$415,000	\$405,000	60	1274	318
9	90 SW 3rd St # 4210	2	2	0	3	\$419,900	\$410,000	38	1114	368

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,274	\$419,900	\$377	\$410,000	\$368	97.64	653
LOW	1	1	722	\$265,000	\$326	\$255,000	\$318	93.77	3
AVERAGE			1,085.44	\$380,422	\$353	\$365,222	\$340	96.14	164.78
MEDIAN			1,093	\$399,900	\$352	\$375,000	\$338	96.28	61



SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA SQFT	SP\$/SQFT
1	90 SW 3 ST # 1607	1	1	0	1	\$249,900	\$240,000	73	722	332
2	90 SW 3 ST # 1710	1	1	0	1	\$265,000	\$250,000	209	722	346
3	90 SW 3 ST # 2007	1	1	0	1	\$265,000	\$255,000	3	722	353
4	90 SW 3 ST # 2111	1	1	0	1	\$265,000	\$255,000	78	747	341
5	90 SW 3 ST # TH500B	1	1	1	0	\$334,900	\$340,000	205	1111	306
6	90 SW 3 ST # 3206	2	2	0	1	\$369,000	\$350,000	17	1087	322
7	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1093	320
8	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1093	325
9	90 SW 3 ST # 1802	2	2	0	1	\$379,000	\$360,000	64	1129	319
10	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1079	338
11	90 SW 3 STREET # 701	1	2	0	1	\$390,000	\$370,000	588	1287	287
12	90 SW 3 ST # 3007	2	2	0	2	\$389,000	\$375,000	151	1087	345
13	90 SW 3 ST # 1401	2	2	0	1	\$379,900	\$375,000	14	1093	343
14	90 SW 3 ST # 2801	2	2	0	2	\$399,900	\$375,000	86	1093	343
15	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1129	334
16	90 SW 3 ST # 1115	2	2	0	1	\$399,900	\$380,000	577	1129	337
17	90 SW 3 ST # 2913	2	2	0	1	\$400,000	\$390,000	83	1129	345
18	90 SW 3 ST # 4412	2	2	0	1	\$410,000	\$395,000	11	1172	337
19	90 SW 3 ST # 1904	2	2	1	1	\$415,000	\$405,000	60	1274	318
20	90 SW 3rd St # 4210	2	2	0	3	\$419,900	\$410,000	38	1114	368
21	90 SW 3 ST # 3011	2	2	1	1	\$425,000	\$410,000	32	1274	322
22	90 SW 3 ST # 2411	2	2	1	2	\$479,900	\$450,000	69	1274	353
23	90 SW 3 ST # 4009	3	3	0	2	\$735,000	\$735,000	39	1662	442

	BR	BA	SF/FF	LIST PRICE	LP\$/SF	SALE PRICE	SP\$/SF	SP\$/LP\$	DAYS ON MKT
HIGH	3	3	1,662	\$735,000	\$442	\$735,000	\$442	101.52	653
LOW	1	1	722	\$249,900	\$301	\$240,000	\$287	93.77	3
AVERAGE			1,096.61	\$386,317	\$352	\$372,478	\$339	96.36	160.09
MEDIAN			1,111	\$389,000	\$352	\$375,000	\$338	96.23	73



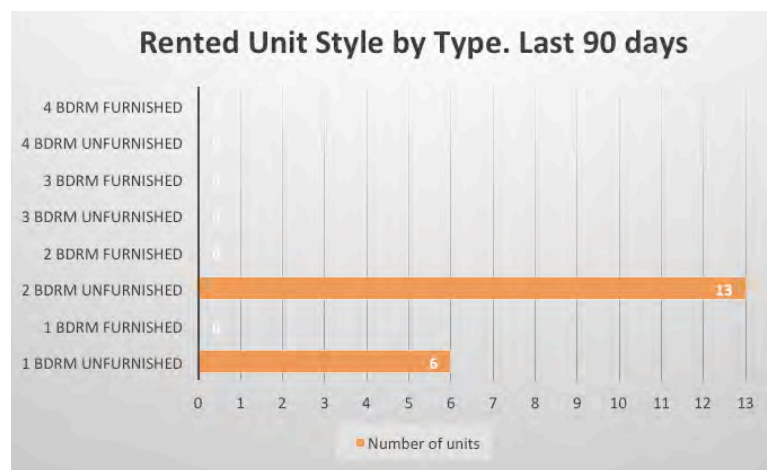
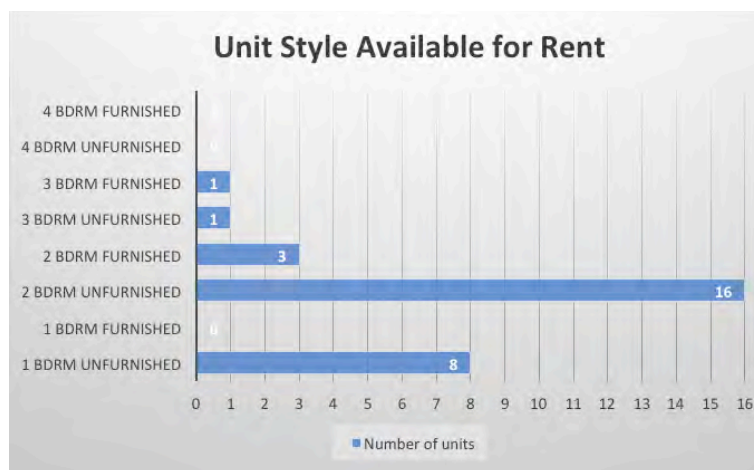
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	8	\$1,780	\$2,700	\$2,094
1 Bdrm Furnished	0	\$0	\$0	\$0
2 Bdrm Unfurnished	16	\$2,500	\$3,100	\$2,650
2 Bdrm Furnished	3	\$2,700	\$3,200	\$2,967
3 Bdrm Unfurnished	1	\$4,250	\$4,250	\$4,250
3 Bdrm Furnished	1	\$7,000	\$7,000	\$7,000
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
Total Unfurnished	25	\$1,780	\$4,250	
Total Furnished	4	\$2,500	\$7,000	
Total Units	29	\$1,780	\$7,000	



RENTED UNITS DURING LAST 3 MONTHS/UNIDADES RENTADAS EN LOS ULTIMOS 3 MESES

UNIT TYPE	# OF UNITS FOR RENT	AVG. LISTING \$	AVG. RENTED \$	AVG. RENT\$/LIST\$	AVG. DAYS ON MKT
1 Bdrm Unfurnished	6	\$1,942	\$1,867	96.1%	54
1 Bdrm Furnished	0	\$0	\$0	0	0
2 Bdrm Unfurnished	13	\$2,560	\$2,479	96.8%	54
2 Bdrm Furnished	0	\$0	\$0	0	0
3 Bdrm Unfurnished	0	0	0	0	0
3 Bdrm Furnished	0	0	0	0	0
4 Bdrm Unfurnished	0	0	0	0	0
4 Bdrm Furnished	0	0	0	0	0
Total Unfurnished	19				
Total Furnished	0				
Total Units	19				



FOR FURTHER INQUIRIES OR TO REQUEST ADDITIONAL STATISTICS PLEASE DO NOT HESITATE TO CONTACT ME AT **786-327-8874** OR **AMORALES.REALTOR@GMAIL.COM**



YOU CAN ALSO FIND MORE USEFUL INFORMATION FOR SELLERS, BUYERS & RENTERS WHEN VISITING
WWW.ADRIANMORALESREALTOR.COM

- I believe knowledge and information are the keys to making the right decisions when buying, selling, renting and investing.
- Your Realtor should not only be a specialist in your area, but also an expert in your building and unit!
- Contact me if you need a Realtor that is knowledgeable & passionate about this property, has the experience of living at this Riverfront Community, will always be present to guide clients and other Realtors during showings, will be available any day & time including weekends, is capable of showing on short/immediate notice, is ready to use both his broker's and own tools & resources to market your unit in the most efficient way, and has a proven plan to rapidly sell your place at the best price possible.

**YOU CANNOT AFFORD TO WASTE TIME WITH ORDINARY SHOWINGS.
YOUR HOME NEEDS TO BE EXPOSED TO THE WORLD THE RIGHT WAY.**

LET'S MEET, I AM READY & ONLY MINUTES AWAY!



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