

THE IVY

MARKET REPORT

JANUARY 2016



ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **72** 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
REALTOR-ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amorales.realtor@gmail.com
www.AdrianMoralesRealtor.com

FORTUNE
INTERNATIONAL REALTY

*All January statistics are taken after the month ends

*Todas las estadísticas de Enero son tomadas después de que termine el mes.

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

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/Ft ²	AVG. DAYS ON THE MARKET
1 Bedroom	29	\$244,900	\$420,000	\$297,314	\$362	146 (4.9 MONTHS)
2 Bedroom	34	\$370,000	\$1,050,000	\$437,024	\$370	157 (5.2 MONTHS)
3 Bedroom	9	\$639,000	\$2,200,000	\$965,222	\$469	116 (3.9 MONTHS)
4 Bedroom	0	\$0	\$0	\$0	\$0	\$0
Full Building	72	\$244,900	\$2,200,000	\$446,776	\$385	146 (4.9 MONTHS)



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft ²	SP\$/Ft ²
1	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1,093	\$320
2	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1,093	\$325
3	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1,079	\$338
4	90 SW 3 ST # 2914	2	2	0	1	\$395,000	\$370,000	87	1,172	\$316
5	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1,129	\$334
6	90 SW 3 ST # 2313	2	2	0	1	\$399,000	\$380,000	68	1,129	\$337
7	90 SW 3 ST # 4412	2	2	0	1	\$410,000	\$395,000	11	1,172	\$337
8	90 SW 3 ST # 1904	2	2	1	1	\$415,000	\$405,000	60	1,274	\$318

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,274	\$415,000	\$354	\$405,000	\$338	97.59	653
LOW	2	2	1,079	\$369,000	\$326	\$350,000	\$316	94.25	11
AVERAGE			1,142.63	\$391,625	\$343	\$374,625	\$328	96.29	188.88
MEDIAN			1,129	\$397,000	\$343	\$373,500	\$329	96.34	77.5



ADRIAN MORALES DOBRZYNSKI, PA

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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYSMTKT	LA Ft²	SP\$/Ft²
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 # 1612	1	1	0	1	\$295,000	\$280,000	95	814	\$344
6	90 SW 3 ST # TH500B	1	1	1	0	\$334,900	\$340,000	205	1,111	\$306
7	90 SW 3 ST # 3206	2	2	0	1	\$369,000	\$350,000	17	1,087	\$322
8	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1,093	\$320
9	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1,093	\$325
10	90 SW 3 ST # 1802	2	2	0	1	\$379,000	\$360,000	64	1,129	\$319
11	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1,079	\$338
12	90 SW 3 ST # 2914	2	2	0	1	\$395,000	\$370,000	87	1,172	\$316
13	90 SW 3 ST # 701	1	2	0	1	\$390,000	\$370,000	588	1,287	\$287
14	90 SW 3 ST # 3007	2	2	0	2	\$389,000	\$375,000	151	1,087	\$345
15	90 SW 3 ST # 1401	2	2	0	1	\$379,900	\$375,000	14	1,093	\$343
16	90 SW 3 ST # 2801	2	2	0	2	\$399,900	\$375,000	86	1,093	\$343
17	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1,129	\$334
18	90 SW 3 ST # 2313	2	2	0	1	\$399,000	\$380,000	68	1,129	\$337
19	90 SW 3 ST # 1115	2	2	0	1	\$399,900	\$380,000	577	1,129	\$337
20	90 SW 3 ST # 2913	2	2	0	1	\$400,000	\$390,000	83	1,129	\$345
21	90 SW 3 ST # 4412	2	2	0	1	\$410,000	\$395,000	11	1,172	\$337
22	90 SW 3 ST # 1904	2	2	1	1	\$415,000	\$405,000	60	1,274	\$318
23	90 SW 3 ST # 4210	2	2	0	3	\$419,900	\$410,000	38	1,114	\$368
24	90 SW 3 ST # 2411	2	2	1	2	\$479,900	\$450,000	69	1,274	\$353

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,287	\$479,900	\$377	\$450,000	\$368	101.52	653
LOW	1	1	722	\$249,900	\$301	\$240,000	\$287	93.77	3
AVERAGE			1,058.38	\$367,263	\$348	\$352,167	\$334	96.17	160.88
MEDIAN			1,102	\$384,450	\$352	\$370,000	\$337	96.13	80.5



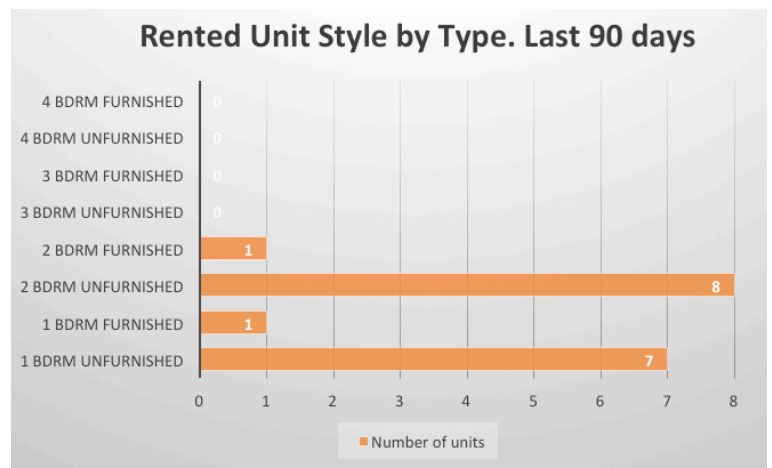
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	4	\$1,875	\$2,550	\$2,194
1 Bdrm Furnished	0	\$0	\$0	\$0
2 Bdrm Unfurnished	16	\$2,350	\$3,100	\$2,619
2 Bdrm Furnished	4	\$2,700	\$3,200	\$2,925
3 Bdrm Unfurnished	2	\$3,799	\$3,800	\$3,800
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	22	\$1,875	\$3,799	
Total Furnished	5	\$2,350	\$7,000	
Total Units	27	\$1,875	\$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	7	\$1,922	\$1,873	97.5%	51
1 Bdrm Furnished	1	\$1,950	\$1,950	100.0%	50
2 Bdrm Unfurnished	8	\$2,529	\$2,435	96.3%	91
2 Bdrm Furnished	1	\$2,700	\$2,700	100.0%	21
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	15				
Total Furnished	2				
Total Units	17				



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



FIND MORE INFORMATION FOR SELLERS, BUYERS & RENTERS AT
www.AdrianMoralesRealtor.com

- I believe knowledge and information are the keys to making the right decisions when buying, selling, renting and investing.
- I am passionate about my neighborhood and I love educating people about the fantastic transformation that is happening in Downtown Miami.
- To Buyers & Investors: This is a wonderful time to take advantage of the competitive prices and amazing opportunities available in these early stages of the city's evolution.
- To Sellers I say: Hire a specialist in your area, building and unit. See if your Realtor has a real world strategy to highlight your property and beat its competition fast!

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!



ADRIAN MORALES DOBRZYNSKI, P.A.
REALTOR ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amoralessrealtor@gmail.com
www.AdrianMoralesRealtor.com



/amoralessrealtor



/in/adrianmoralesdobrzynski



adrianmorales_miami



ADRIAN MORALES DOBRZYNSKI, PA

FORTUNE
INTERNATIONAL REALTY