

# THE IVY

## MARKET REPORT

FEBRUARY 2016



ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **65** 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](mailto:amorales.realtor@gmail.com)  
[www.AdrianMoralesRealtor.com](http://www.AdrianMoralesRealtor.com)

FORTUNE  
INTERNATIONAL REALTY

\*All February statistics are taken after the month ends

\*Todas las estadísticas de Febrero 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 <sup>2</sup>	AVG. DAYS ON THE MARKET
1 Bedroom	27	\$262,900	\$380,000	\$293,774	\$367	78 (2.6 MONTHS)
2 Bedroom	32	\$369,900	\$1,050,000	\$433,089	\$360	156 (5.2 MONTHS)
3 Bedroom	6	\$649,000	\$1,250,000	\$799,667	\$452	109 (3.6 MONTHS)
4 Bedroom	0	\$0	\$0	\$0	\$0	\$0
<b>Full Building</b>	<b>65</b>	<b>\$262,900</b>	<b>\$1,250,000</b>	<b>\$409,058</b>	<b>\$371</b>	<b>124 (4.1 MONTHS)</b>



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

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft <sup>2</sup>	SP\$/Ft <sup>2</sup>
1	90 SW 3 ST # 1912	1	1	0	2	\$244,900	\$237,500	181	814	\$292
2	90 SW 3 ST # 1911	1	1	0	1	\$243,000	\$239,000	181	747	\$320
3	90 SW 3 ST # 3009	2	2	0	0	\$349,900	\$340,000	33	1,079	\$315
4	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1,093	\$320
5	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1,093	\$325
6	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1,079	\$338
7	90 SW 3 ST # 2914	2	2	0	1	\$395,000	\$370,000	87	1,172	\$316
8	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1,129	\$334
9	90 SW 3 ST # 2313	2	2	0	1	\$399,000	\$380,000	68	1,129	\$337

	BR	BA	Ft <sup>2</sup>	LIST PRICE	LP\$/Ft <sup>2</sup>	SALE PRICE	SP\$/Ft <sup>2</sup>	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,172	\$400,000	\$354	\$380,000	\$338	97.33%	653
LOW	1	1	747	\$243,000	\$301	\$237,500	\$292	94.25%	33
<b>AVERAGE</b>			<b>1,032</b>	<b>\$349,533</b>	<b>\$335</b>	<b>\$334,833</b>	<b>\$322</b>	<b>95.84%</b>	<b>203.89</b>
<b>MEDIAN</b>			<b>1,093</b>	<b>\$370,000</b>	<b>\$338</b>	<b>\$355,000</b>	<b>\$320</b>	<b>95.95%</b>	<b>162</b>



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 # 1912	1	1	0	2	\$244,900	\$237,500	181	814	\$292
2	90 SW 3 ST # 1911	1	1	0	1	\$243,000	\$239,000	181	747	\$320
3	90 SW 3 ST # 1607	1	1	0	1	\$249,900	\$240,000	73	722	\$332
4	90 SW 3 ST # 1710	1	1	0	1	\$265,000	\$250,000	209	722	\$346
5	90 SW 3 ST # 2007	1	1	0	1	\$265,000	\$255,000	3	722	\$353
6	90 SW 3 ST # 2111	1	1	0	1	\$265,000	\$255,000	78	747	\$341
7	90 SW 3 ST # 1612	1	1	0	1	\$295,000	\$280,000	95	814	\$344
8	90 SW 3 ST # TH500B	1	1	1	0	\$334,900	\$340,000	205	1,111	\$306
9	90 SW 3 ST # 3009	2	2	0	0	\$349,900	\$340,000	33	1,079	\$315
10	90 SW 3 ST # 3206	2	2	0	1	\$369,000	\$350,000	17	1,087	\$322
11	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1,093	\$320
12	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1,093	\$325
13	90 SW 3 ST # 1802	2	2	0	1	\$379,000	\$360,000	64	1,129	\$319
14	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1,079	\$338
15	90 SW 3 ST # 2914	2	2	0	1	\$395,000	\$370,000	87	1,172	\$316
16	90 SW 3 STREET # 701	1	2	0	1	\$390,000	\$370,000	588	1,287	\$287
17	90 SW 3 ST # 3007	2	2	0	2	\$389,000	\$375,000	151	1,087	\$345
18	90 SW 3 ST # 1401	2	2	0	1	\$379,900	\$375,000	14	1,093	\$343
19	90 SW 3 ST # 2801	2	2	0	2	\$399,900	\$375,000	86	1,093	\$343
20	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1,129	\$334
21	90 SW 3 ST # 2313	2	2	0	1	\$399,000	\$380,000	68	1,129	\$337
22	90 SW 3 ST # 1115	2	2	0	1	\$399,900	\$380,000	577	1,129	\$337
23	90 SW 3 ST # 2913	2	2	0	1	\$400,000	\$390,000	83	1,129	\$345
24	90 SW 3 ST # 4412	2	2	0	1	\$410,000	\$395,000	11	1,172	\$337
25	90 SW 3 ST # 1904	2	2	1	1	\$415,000	\$405,000	60	1,274	\$318
26	90 SW 3rd St # 4210	2	2	0	3	\$419,900	\$410,000	38	1,114	\$368

	BR	BA	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS ON MKT
HIGH	2	2	1,287	\$419,900	\$377	\$410,000	\$368	101.52%	653
LOW	1	1	722	\$243,000	\$301	\$237,500	\$287	93.77%	3
AVERAGE			1,027.52	\$352,777	\$343	\$339,173	\$330	96.29%	161.04
MEDIAN			1,093	\$377,000	\$348	\$362,500	\$335	96.23%	84.5



ADRIAN MORALES DOBRZYNSKI, PA

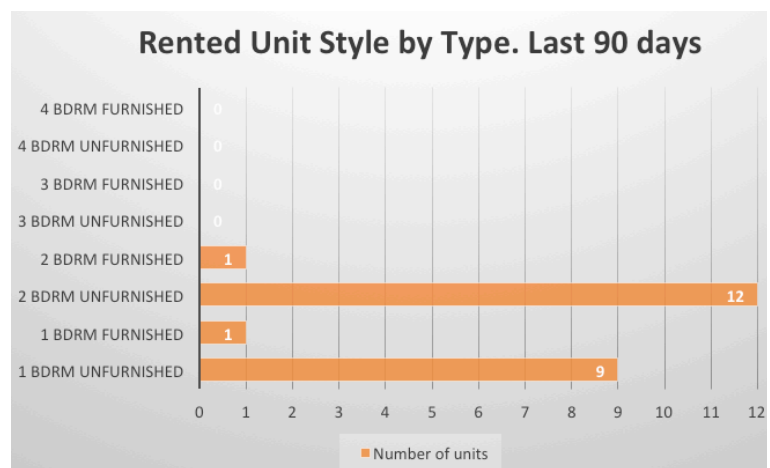
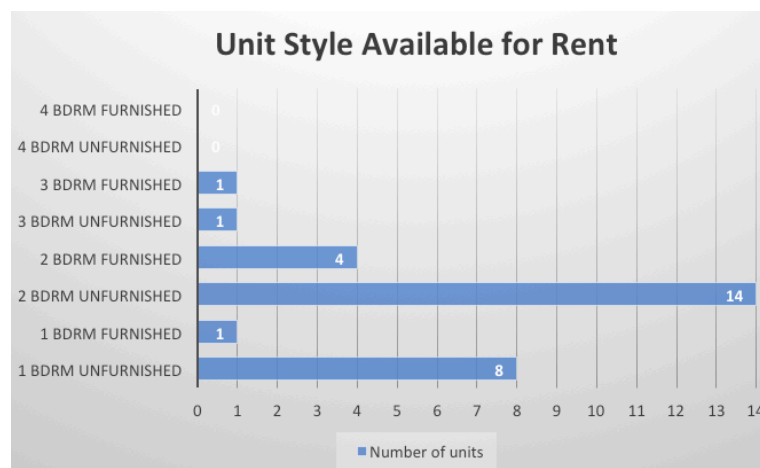
## CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	8	\$1,800	\$2,550	\$1,999
1 Bdrm Furnished	1	\$2,100	\$2,100	\$2,100
2 Bdrm Unfurnished	14	\$2,300	\$3,100	\$2,625
2 Bdrm Furnished	4	\$2,800	\$3,100	\$2,963
3 Bdrm Unfurnished	1	\$3,800	\$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
<b>Total Unfurnished</b>	<b>23</b>	<b>\$1,800</b>	<b>\$3,800</b>	
<b>Total Furnished</b>	<b>6</b>	<b>\$2,300</b>	<b>\$7,000</b>	
<b>Total Units</b>	<b>29</b>	<b>\$1,800</b>	<b>\$7,000</b>	



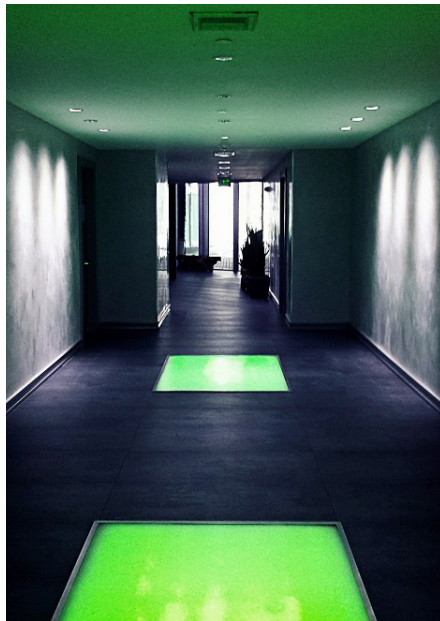
## RENTED UNITS DURING LAST 3 MONTHS/UNIDADES RENTADAS EN LOS ULTIMOS 3 MESES

UNIT TYPE	# OF UNITS FOR RENT	AVG. LISTING \$	AVG. RENTED \$	AVG. RENT\$/LIST\$	AVG. DAYS ON MKT
1 Bdrm Unfurnished	9	\$1,948	\$1,893	97.2%	53
1 Bdrm Furnished	1	\$1,950	\$1,950	100.0%	50
2 Bdrm Unfurnished	12	\$2,524	\$2,438	96.6%	85
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
<b>Total Unfurnished</b>	<b>21</b>				
<b>Total Furnished</b>	<b>2</b>				
<b>Total Units</b>	<b>23</b>				



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](http://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 | [amoraless.realtor@gmail.com](mailto:amoraless.realtor@gmail.com)  
[www.AdrianMoralesRealtor.com](http://www.AdrianMoralesRealtor.com)



/amoralessrealtor



/in/adrianmoralessdobrzynski



adrianmoraless\_miami



ADRIAN MORALES DOBRZYNSKI, PA

FORTUNE  
INTERNATIONAL REALTY