

THE IVY

MARKET REPORT

1ST QUARTER 2016



READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **67** 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



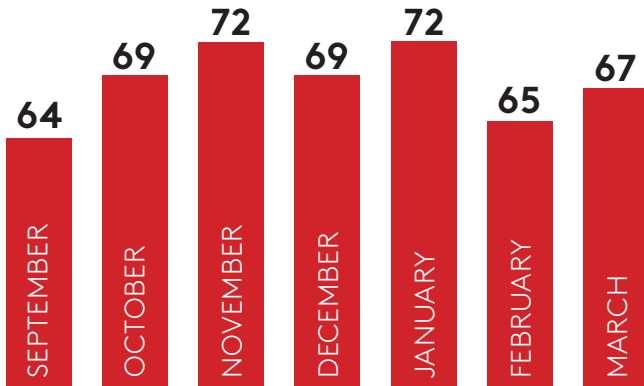
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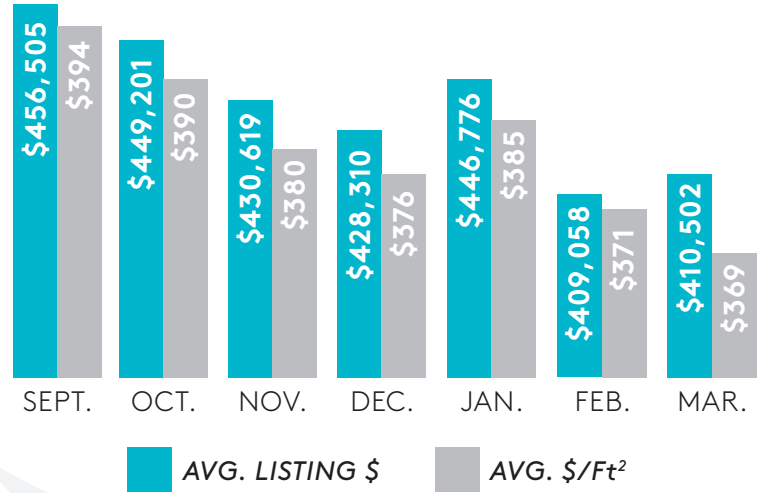
FORTUNE
INTERNATIONAL REALTY

IVY MARKET EVOLUTION ANALYSIS

NUMBER OF UNITS OFFERED FOR SALE EACH MONTH



MONTHLY AVERAGE LISTING PRICE & PRICE/Ft² IN THE BUILDING



NUMBER OF UNITS SOLD DURING THE LAST 6 MONTHS PER TYPE OF LINE

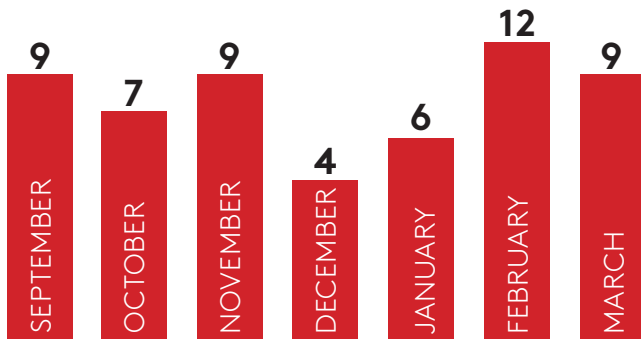
# UNITS SOLD	LINE	BED/BATH	AVG. SELLING \$	AVG. DAYS MKT	AVG SOLD\$/Ft ²
1	12	1/1	\$237,500	181	\$292
1	11	1/1	\$239,000	181	\$320
1	10	1/1	\$270,000	360	\$332
1	03	1/1.5	\$270,000	307	\$319
2	09	2/2	\$352,500	98	\$327
2	01	2/2	\$352,500	235	\$323
1	14	2/2	\$370,000	87	\$316
2	13	2/2.5	\$378,500	66	\$317
1	02	2/2	\$377,000	653	\$334

The supply of units in the building remains steady with an average of 68 properties for sale each month. Note that 12 units have been sold during the last 6 months. Since September 2015, the Average Listing Price and Price/Ft² have fallen by 10% & 6% respectively.

The upcoming One River Point construction has certainly created some concern in our community.

However, owners should consider the different strategies and options available to them. For some, it makes sense to sell now. For others, waiting for a longer term and renting now could be the way to go.

NUMBER OF UNITS RENTED PER MONTH



The Rental Market remains healthy with an average of 8 units rented per month and higher activity in the last 60 days. On average, it is taking between 50 and 90 days to rent a unit. Currently, there are 21 units offered for Rent in the building.



*All 1st Quarter statistics are taken in April

*Todas las estadísticas del 1er trimestre son tomadas en Abril

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	27	\$259,900	\$380,000	\$289,474	\$360	74 (2.5 MONTHS)
2 Bedroom	33	\$365,000	\$1,050,000	\$428,935	\$359	163 (5.4 MONTHS)
3 Bedroom	7	\$649,000	\$1,250,000	\$790,429	\$450	110 (3.7 MONTHS)
4 Bedroom	0	\$0	\$0	\$0	\$0	0
Full Building	67	\$259,900	\$1,250,000	\$410,502	\$369	122 (4.1 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 # 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 # 2510	1	1	0	1	\$284,000	\$270,000	360	814	\$332
4	90 SW 3 ST # 1603	1	1	1	1	\$276,000	\$270,000	307	846	\$319
5	90 SW 3 ST # 3009	2	2	0	0	\$349,900	\$340,000	33	1,079	\$315
6	90 SW 3 ST # 2001	2	2	0	1	\$369,000	\$350,000	409	1,093	\$320
7	90 SW 3 ST # 1601	2	2	0	1	\$370,000	\$355,000	61	1,093	\$325
8	90 SW 3 ST # 2409	2	2	0	1	\$375,000	\$365,000	162	1,079	\$338
9	90 SW 3 ST # 2914	2	2	0	1	\$395,000	\$370,000	87	1,172	\$316
10	90 SW 3rd St # 2013	2	2	1	1	\$399,000	\$377,000	64	1,274	\$296
11	90 SW 3 ST # 1502	2	2	0	1	\$400,000	\$377,000	653	1,129	\$334
12	90 SW 3 ST # 2313	2	2	0	1	\$399,000	\$380,000	68	1,129	\$337

	BR	BA	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	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
AVERAGE			991.6	\$342,067	\$334	\$327,542	\$320	95.84	213.83
MEDIAN			1,086	\$369,500	\$337	\$352,500	\$320	95.95	171.5

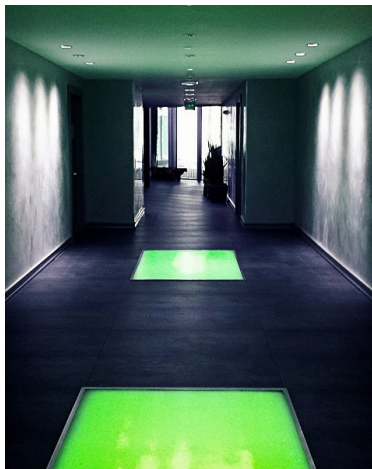


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SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	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 # 2007	1	1	0	1	\$265,000	\$255,000	3	722	\$353
5	90 SW 3 ST # 2510	1	1	0	1	\$284,000	\$270,000	360	814	\$332
6	90 SW 3 ST # 1603	1	1	1	1	\$276,000	\$270,000	307	846	\$319
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 ST # 3007	2	2	0	2	\$389,000	\$375,000	151	1,087	\$345
17	90 SW 3 ST # 2801	2	2	0	2	\$399,900	\$375,000	86	1,093	\$343
18	90 SW 3 ST # 1401	2	2	0	1	\$379,900	\$375,000	14	1,093	\$343
19	90 SW 3rd St # 2013	2	2	1	1	\$399,000	\$377,000	64	1,274	\$296
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	1,274	\$419,900	\$377	\$410,000	\$368	101.52	653
LOW	1	1	722	\$243,000	\$301	\$237,500	\$292	93.77	3
AVERAGE			1,024.67	\$354,277	\$342	\$340,788	\$329	96.51	155.5
MEDIAN			1,093	\$377,000	\$347	\$362,500	\$332	96.28	84.5



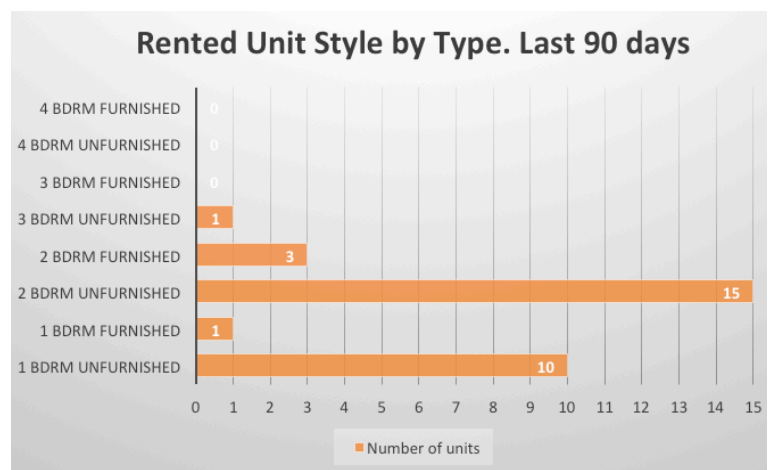
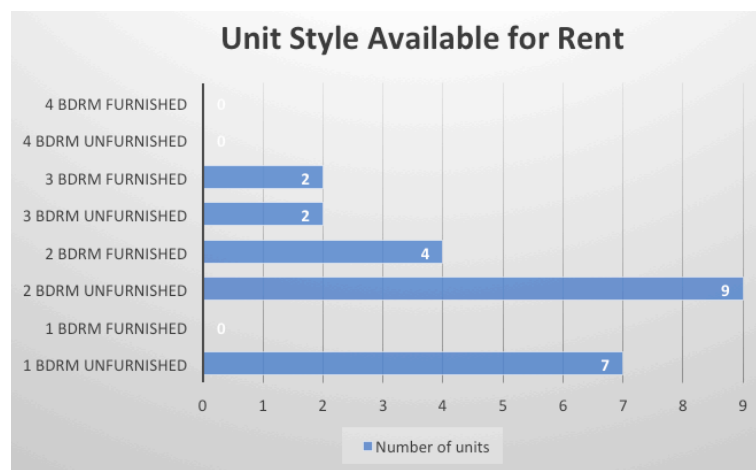
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
1 Bdrm Unfurnished	7	\$1,750	\$2,550	\$2,021
1 Bdrm Furnished	0	\$0	\$0	\$0
2 Bdrm Unfurnished	9	\$2,500	\$2,950	\$2,632
2 Bdrm Furnished	4	\$2,800	\$3,100	\$2,963
3 Bdrm Unfurnished	2	\$3,800	\$3,800	\$3,800
3 Bdrm Furnished	2	\$7,000	\$10,000	\$8,500
4 Bdrm Unfurnished	0	0	0	0
4 Bdrm Furnished	0	0	0	0
Total Unfurnished	18	\$1,750	\$3,800	
Total Furnished	6	\$2,500	\$10,000	
Total Units	24	\$1,750	\$10,000	



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	10	\$1,968	\$1,924	97.8%	55
1 Bdrm Furnished	1	\$1,950	\$1,950	100.0%	50
2 Bdrm Unfurnished	15	\$2,549	\$2,467	96.8%	84
2 Bdrm Furnished	3	\$2,783	\$2,633	94.6%	82
3 Bdrm Unfurnished	1	\$3,650	\$3,650	100.0%	90
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	26				
Total Furnished	4				
Total Units	30				



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!



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