



# Madeleine Romanello

Smart Advice for Sound Real Estate Decisions

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## Miami Real Estate News January 2015

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Keeping You Current....  
From the Desk of Madeleine Romanello

Smart Advice for Sound Real Estate Decisions



### Miami Leads Nation In Home Price Appreciation In 2014



According to the latest S&P/Case-Shiller Home Price Indices for October 2014, the pace of home prices across the country continues to decelerate although eight

[Read More](#)photo via [echobrickell.com](http://echobrickell.com)

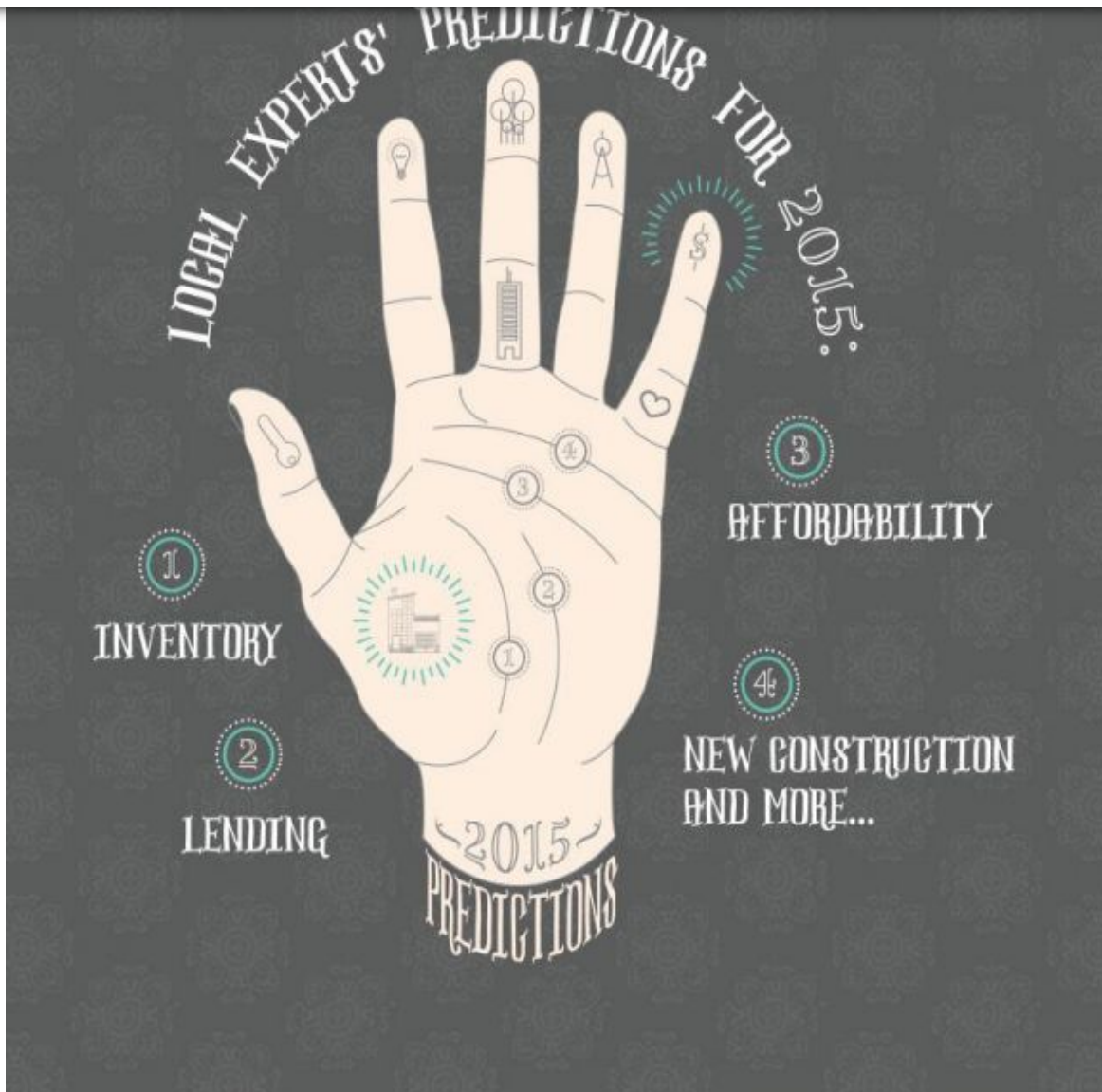
## Southern Italian Restaurant Campania Opens In Miami



The new Design District spot is from the owners of Sardinia in Miami Beach and Moyo in Brickell. Restaurateurs Tony Gallo and Pietro Vardeu will have an Italian restaurant trifecta on their hands this week as they open Campania, their third eatery in Miami-Dade featuring regional Italian food.

[Read More](#)photo via [miami.com](http://miami.com)

## Real Estate Predictions for 2015



With another year behind us, it is important to look into the future and see what the upcoming year has in store. Many local and national experts weigh in with their predictions for the market as we head into 2015. Please click the links below to see what the experts are predicting.

[Florida Realtors Forecast: 2015 to be a Banner Year for Real Estate](#)

[The Real Deal: What Top Miami Developers Predict for Their Market in 2015](#)

[Investor Extreme: The 8 Hottest Housing Markets Projected for 2015](#)

[National Association of Realtors: Market Poised for "Axis of Housing Happiness"](#)

[Miami Agent Magazine: 2015 Predictions](#)

photo via [miamiagentmagazine.com](#)

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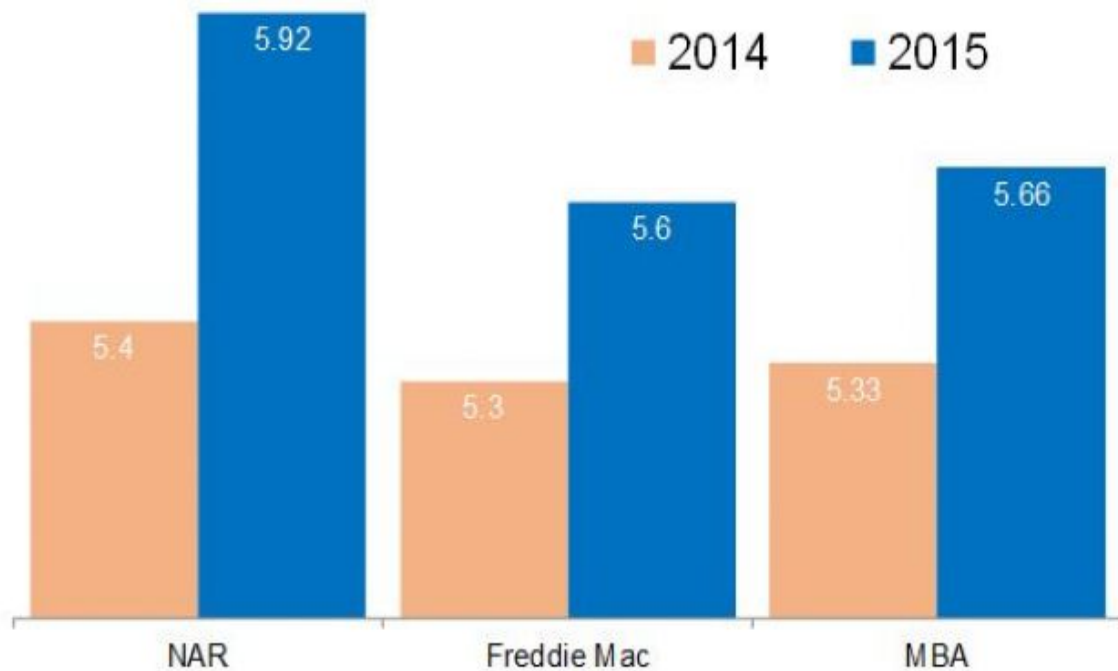
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### Keeping You Current-Must Read News On The Real Estate Market

## 2014 Home Sales & 2015 Projections (Existing & New Construction in millions)



Main trends in this months report:

Based on the home price expectation survey, this year, 2015, they think prices are going to go up about 4% - 3.7%. And next year they think it's going to be back to a more normal between 3 and 3.5%. That's if we look back historically what annual appreciation is in this country.

By the end of 2015, millennials will become the largest home buying age group.

Compared to the pre-bubble years, 1985 to 1999, buying a home is 30.8% more affordable now than during prebubble times, while renting a home is 19.8% less affordable.



**Featured Property – 900 Jefferson Ave, Miami Beach, FL 33139**



This is your chance to own a piece of history in South Beach!

These 3 condos are being sold together as a package sale and are ALL located in one historic Art Deco building. Designed by renowned Art Deco Architect Lawrence Murray Dixon. Conveniently located within walking distance to Flamingo Park, Whole Foods, West Ave neighborhood and public transit.

All 3 units are junior 1 bedrooms and are fully rented with professionally screened tenants and leases. Unit 3 is newly renovated, Unit 6 has been renovated in the last ten years and Unit 8 is partially renovated. All have wood or tile floors, large closets and separate kitchen and baths.

This is an amazing investment opportunity with over 5% return and ease of management.

Being offered at \$477,000

MLS #A2018047

Take the tour at <http://www.obeo.com/938067>

**Grin and Bear it**

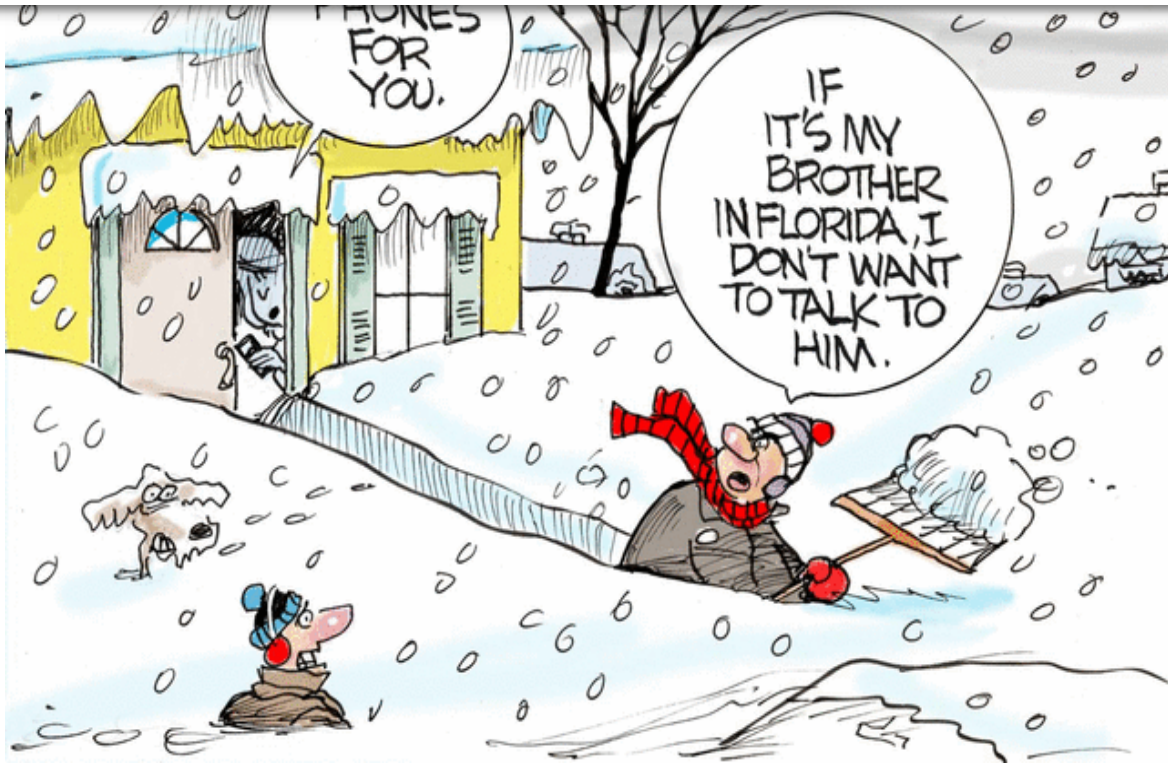


photo via [orlandosentinel](#)

Hope you enjoyed this edition of my Miami Real Estate News for January 2015. Please let me know if I can help you with any real estate needs!



**Madeleine Romanello**

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## About Madeleine

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Well-traveled, sophisticated and knowledgeable, ONE Sotheby's International Realty agent, Madeleine Romanello is dedicated to the clientele she serves. "I don't think the real estate buying or selling experience should be stressful," she says, "I have many systems in place to make sure nothing falls through the cracks."

[Read Full Bio](#)

## In the Press

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Madeleine Romanello has been interviewed by the Wall Street Journal, Miami Agent and The Beach Channel. She has also been featured in the Miami Herald.

[Read About Madeleine Romanello in the Press](#)

## Contact Me

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