

# Market Report

May, 2024



## Brickell House Casa

1300 Brickell Bay Dr  
Miami, FL 33131

Every month we compile this comprehensive market report focus on Brickell House Casa in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [brickellhousecasa.com](http://brickellhousecasa.com).

## Property Stats

POSTAL CODE 33131

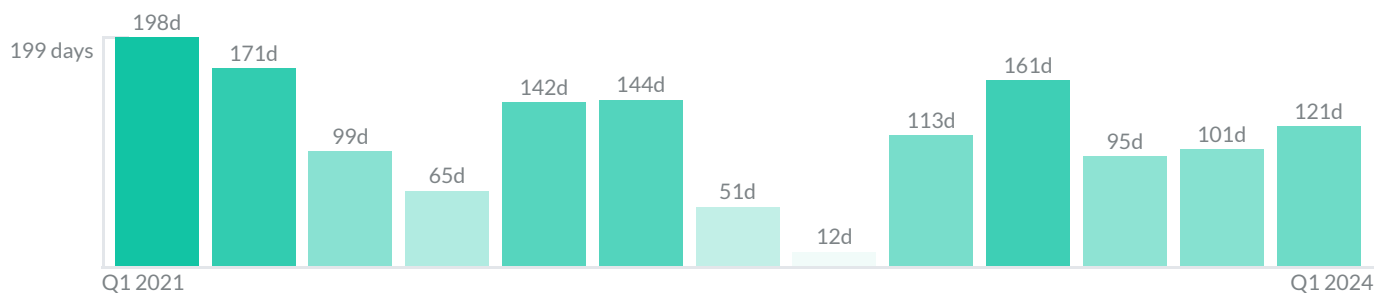
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

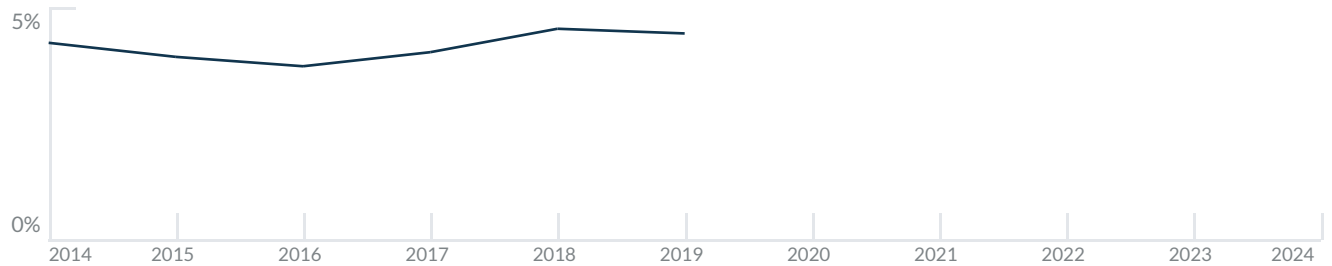


# Mortgage Rates

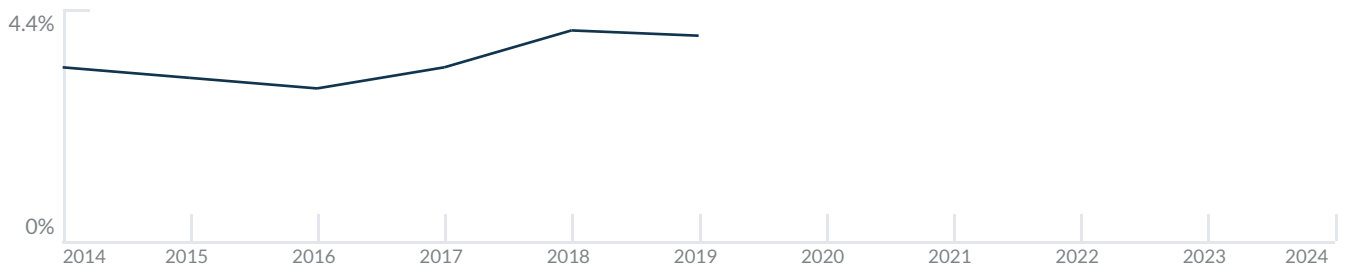
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

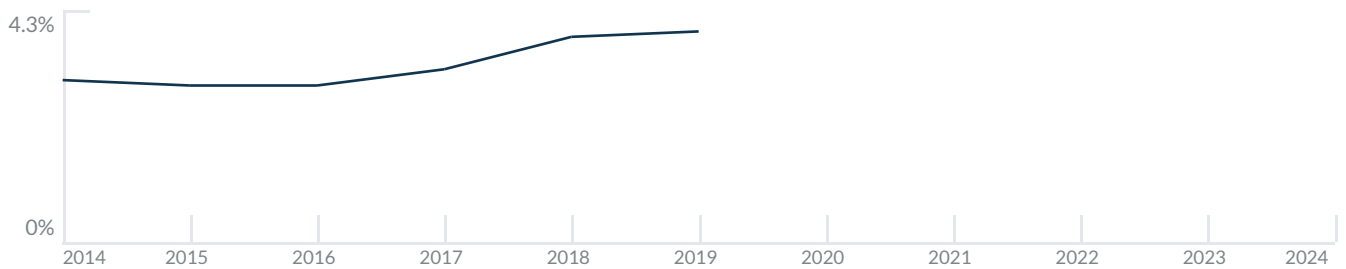
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire Eng	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

# Insights

IN BRICKELL HOUSE CASA

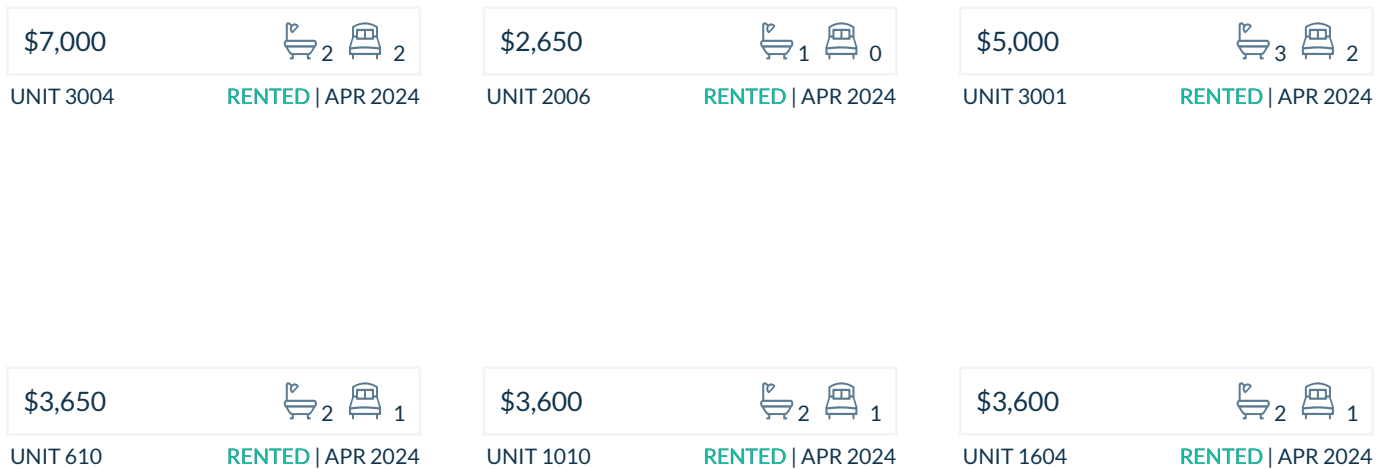
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Brickell House Casa



## Sold

LAST 20 PROPERTIES SOLD IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3202	\$1,250,000	3/3	\$955.7	1,308	Mar 2024	30
2905	\$1,049,000	2/2	\$974.9	1,076	Feb 2024	200
2202	\$829,000	2/2	\$819.2	1,012	Jan 2024	161
3207	\$875,000	2/3	\$903.0	969	Jan 2024	93
2811	\$589,000	1/2	\$902.0	653	Dec 2023	175
3606	\$1,175,000	3/3	\$898.3	1,308	Oct 2023	26
2104	\$655,000	1/1	\$934.4	701	Sep 2023	141
3505	\$1,099,000	2/2	\$1,021.4	1,076	Sep 2023	26
2800	\$425,000	0/1	\$1,011.9	420	Sep 2023	23
3901	\$2,350,000	3/4	\$993.7	2,365	Aug 2023	23
2002	\$850,000	2/2	\$839.9	1,012	Jul 2023	47
2608	\$655,000	1/1	\$934.4	701	Jul 2023	312
3002	\$1,119,000	3/3	\$855.5	1,308	Jun 2023	84
4203	\$1,350,000	2/3	\$832.3	1,622	May 2023	295
906	\$595,000	1/1	\$854.9	696	Apr 2023	103
3604	\$997,000	2/2	\$931.8	1,070	Mar 2023	152
2305	\$598,000	1/1	\$859.2	696	Jan 2023	74
1808	\$560,000	1/1	\$798.9	701	Dec 2022	8
2105	\$560,000	1/1	\$804.6	696	Nov 2022	6
3307	\$790,000	2/2	\$815.3	969	Nov 2022	21

## Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3004	\$7,000	2/2	\$6.5	1,070	Apr 2024	39
2006	\$2,650	0/1	\$7.1	375	Apr 2024	56
3001	\$5,000	2/3	\$5.2	969	Apr 2024	76
610	\$3,650	1/2	\$5.7	644	Apr 2024	63
1010	\$3,600	1/2	\$5.6	644	Apr 2024	112
1604	\$3,600	1/2	\$5.1	701	Apr 2024	26
1912	\$2,750	0/1	\$7.6	362	Apr 2024	176
3604	\$7,750	2/2	\$7.2	1,070	Mar 2024	131
2106	\$2,800	0/1	\$7.5	375	Mar 2024	77
3108	\$5,250	2/3	\$4.6	1,151	Mar 2024	31
2903	\$6,000	2/2	\$5.6	1,076	Mar 2024	20
3003	\$6,000	2/2	\$5.6	1,076	Mar 2024	44
1710	\$6,100	2/2	\$6.0	1,012	Mar 2024	13
4202	\$9,250	2/3	\$5.7	1,622	Mar 2024	21
803	\$3,500	1/1	\$5.0	701	Feb 2024	6
3200	\$4,100	1/2	\$4.8	848	Jan 2024	8
2412	\$3,100	0/1	\$8.6	362	Jan 2024	28
2706	\$2,600	0/1	\$6.9	375	Jan 2024	29
1603	\$5,400	2/2	\$5.4	997	Jan 2024	69
2904	\$6,500	2/2	\$6.1	1,070	Dec 2023	186

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
8	\$11,500,000	0/0	N/A	N/A	Mar 2024	TULUM INVES...
604	\$3,750/mth	1/2	\$5.4	696	Apr 2024	N/A
705	\$3,150/mth	0/1	\$8.4	375	Apr 2024	FLORENCIA S...
804	\$590,000	1/1	\$847.7	696	Dec 2023	LUIS EUSTAQ...
805	\$3,300/mth	0/1	\$8.8	375	Apr 2024	N/A
1100	\$3,250/mth	1/1	\$5.0	644	Apr 2024	HUGO MORIN...
1102	\$4,400/mth	1/2	\$6.1	716	Apr 2024	JUAN DIEGO...
1107	\$3,850/mth	1/2	\$5.5	701	Apr 2024	MARCIO ALO...
1602	\$4,750/mth	2/2	\$4.7	1012	Apr 2024	WILLIANS J G...
1608	\$4,500/mth	1/2	\$6.4	701	Sep 2023	MIAMI MANA...
1710	\$5,700/mth	2/2	\$5.6	1012	Apr 2024	N/A
1802	\$5,500/mth	2/2	\$5.4	1012	Aug 2023	MANUEL CAR...
1802	\$870,000	2/2	\$859.7	1012	Apr 2024	MANUEL CAR...
1806	\$3,300/mth	0/1	\$8.8	375	Mar 2024	
1913	\$3,000/mth	0/1	\$8.5	355	Apr 2024	ROUPAR 1913...
2013	\$2,700/mth	0/1	\$7.6	355	Apr 2024	
2111	\$3,600/mth	1/2	\$5.5	653	Apr 2024	
2200	\$3,000/mth	0/1	\$7.1	420	Apr 2024	N/A
2208	\$4,750/mth	1/1	\$6.8	701	Apr 2024	N/A
2405	\$4,500/mth	1/2	\$6.5	696	Dec 2023	JOSE LATELLA

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2509	\$6,400/mth	2/2	\$6.4	997	Apr 2024	N/A
2701	\$4,100/mth	1/2	\$6.3	653	Apr 2024	JOSE S NAPOL...
2702	\$6,500/mth	2/2	\$5.8	1116	Apr 2024	N/A
3206	\$6,500/mth	3/3	\$5.0	1308	Apr 2024	N/A
3207	\$5,400/mth	2/3	\$5.6	969	Apr 2024	Anderson Castro
3302	\$6,900/mth	3/3	\$5.3	1308	Apr 2024	
3400	\$4,500/mth	1/2	\$5.3	848	Feb 2024	N/A
3508	\$970,000	2/3	\$842.7	1151	Apr 2024	N/A
3508	\$5,500/mth	2/3	\$4.8	1151	Apr 2024	N/A
3600	\$4,500/mth	1/2	\$5.3	848	Feb 2024	CENTINELA L...
3600	\$750,000	1/2	\$884.4	848	Apr 2024	CENTINELA L...
3601	\$6,250/mth	2/3	\$6.4	969	Feb 2024	FERNANDO R...
3607	\$5,500/mth	2/3	\$5.7	969	Apr 2024	HUGH LEONG...
3804	\$13,500/mth	4/4	\$5.7	2365	Apr 2024	JUAN PABLO...
4000	\$4,200/mth	1/2	\$4.9	851	Apr 2024	N/A
4105	\$6,700/mth	2/3	\$5.8	1153	Apr 2024	N/A
4201	\$13,000/mth	3/4	\$5.5	2365	Apr 2024	
4203	\$9,000/mth	2/3	\$5.5	1622	Apr 2024	ROBERTO BE...
4400	\$12,500,000	5/8	\$1,811.1	6902	Apr 2024	N/A
4401	\$14,999,000	5/8	\$2,300.1	6521	Mar 2024	JESUS A QUIN...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4401	\$100,000/mth	5/8	\$15.3	6521	Mar 2024	JESUS A QUIN...