

Market Report

April, 2019



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.

Property Stats

POSTAL CODE 33131

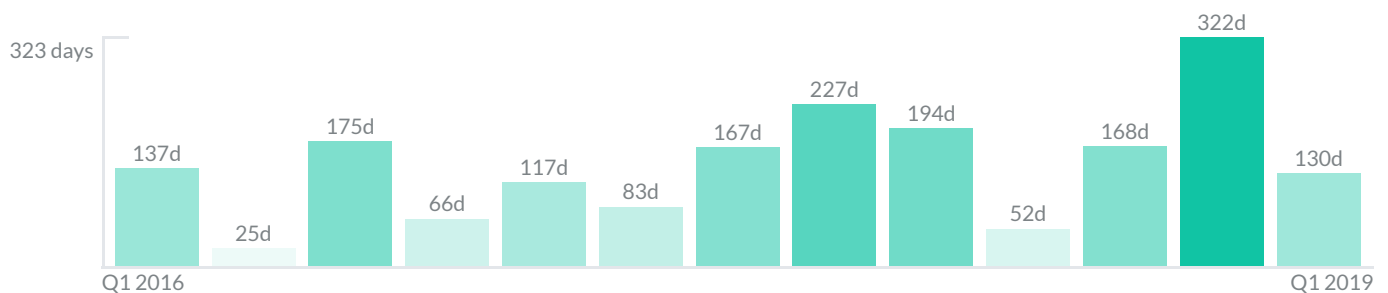
The property stats graph represents the median price evolution since ten years in your postal code area.



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

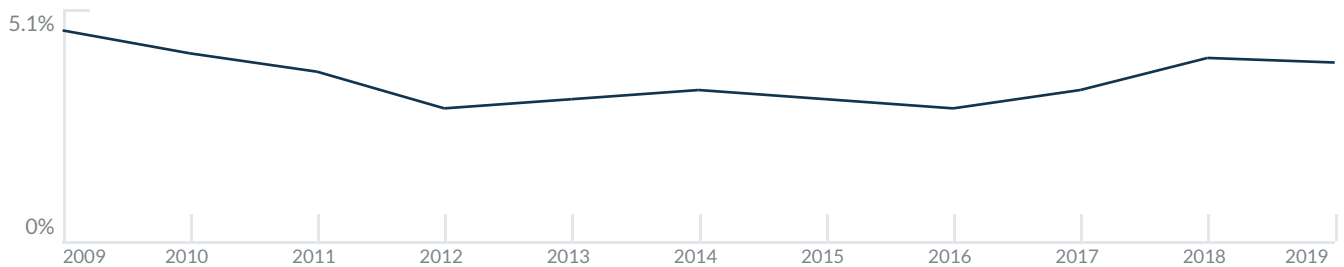
PER YEAR

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
Alpha Charter Of Excellence
1/10

MIDDLE SCHOOL
Young Womens Preparatory Academy
10/10

HIGH SCHOOL
New World School Of The Arts
10/10

Insights

IN BRICKELL HOUSE CASA

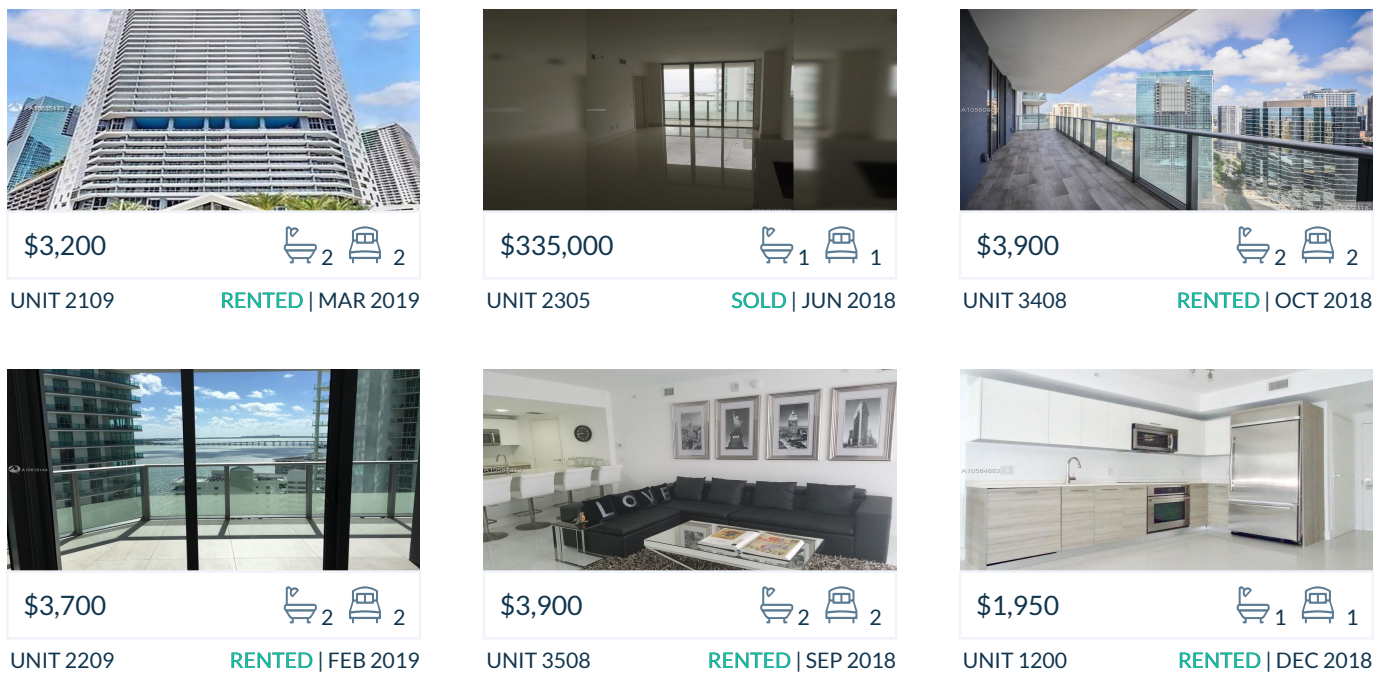
Below the average listing prices of available unit per property type.



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
2305	\$335,000	1/1	\$481.3	696	Mar 2019	258
2009	\$519,000	2/2	\$455.7	1,139	Feb 2019	75
1904	\$310,000	1/1	\$442.2	701	Feb 2019	137
2412	\$250,000	0/1	\$690.6	362	Jan 2019	50
2201	\$325,000	1/1	\$497.7	653	Nov 2018	128
2601	\$310,000	1/1	\$474.7	653	Nov 2018	8
2310	\$440,000	2/2	\$434.8	1,012	Nov 2018	153
3201	\$395,000	2/2	\$407.6	969	Nov 2018	325
1810	\$415,000	2/2	\$410.1	1,012	Nov 2018	29
1712	\$215,000	0/1	\$593.9	362	Oct 2018	1286
2408	\$299,000	1/1	\$377.5	792	Sep 2018	442
1900	\$229,000	0/1	\$545.2	420	Aug 2018	40
610	\$310,000	1/1	\$481.4	644	Jul 2018	21
3304	\$610,000	2/2	\$570.1	1,070	May 2018	61
2112	\$229,000	0/1	\$545.2	420	May 2018	28
2410	\$500,000	2/2	\$448.0	1,116	Apr 2018	60
2307	\$339,000	1/1	\$487.1	696	Apr 2018	60
N/A	\$229,000	0/1	\$545.2	420	Feb 2018	469
1612	\$210,000	0/1	\$580.1	362	Feb 2018	75
3501	\$450,000	2/2	N/A	N/A	Jan 2018	39

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2109	\$3,200	2/2	\$3.2	997	Mar 2019	21
3408	\$3,900	2/2	\$3.4	1,151	Mar 2019	135
3508	\$3,900	2/2	\$3.4	1,151	Mar 2019	180
2209	\$3,700	2/2	\$3.7	997	Mar 2019	14
1200	\$1,950	1/1	\$3.0	644	Mar 2019	43
1100	\$1,875	1/1	\$2.9	644	Mar 2019	143
3301	\$2,700	2/2	\$2.8	969	Mar 2019	103
1203	\$2,200	1/1	\$3.1	701	Mar 2019	21
2412	\$2,000	0/1	\$5.5	362	Mar 2019	12
2812	\$1,800	0/1	\$5.0	362	Feb 2019	8
3005	\$3,500	2/2	\$3.0	1,183	Feb 2019	186
2701	\$2,200	1/1	\$3.4	653	Feb 2019	15
2102	\$3,050	2/2	\$3.0	1,012	Feb 2019	39
1906	\$1,750	0/1	\$4.7	375	Feb 2019	8
708	\$2,200	1/1	\$3.1	716	Feb 2019	22
2003	\$3,800	2/2	\$3.8	997	Jan 2019	128
PH43...	\$8,400	3/3	\$3.6	2,365	Jan 2019	31
2600	\$1,750	0/1	\$4.2	420	Jan 2019	29
1710	\$3,800	2/2	\$3.8	1,012	Jan 2019	12
N/A	\$4,000	2/2	\$3.7	1,070	Jan 2019	264

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH40...	\$2,185,000	3/3	\$923.9	2365	Nov 2017	N/A
PH44...	\$6,500,000	6/7	\$857.0	7585	Oct 2018	N/A
702	\$330,000	1/1	\$460.9	716	May 2018	N/A
900	\$2,100/mth	1/1	\$3.3	644	Mar 2019	N/A
903	\$395,000	1/1	\$563.5	701	Feb 2017	N/A
903	\$2,190/mth	1/1	\$3.1	701	Mar 2019	N/A
907	\$2,200/mth	1/1	\$3.1	701	Mar 2019	N/A
1001	\$2,100/mth	1/1	\$2.7	777	Feb 2019	N/A
1010	\$345,000	1/1	N/A	N/A	May 2018	N/A
1207	\$2,250/mth	1/1	\$3.2	701	Mar 2019	N/A
1704	\$299,000	1/1	\$377.5	792	May 2016	N/A
1708	\$359,000	1/1	\$512.1	701	Nov 2016	N/A
1709	\$3,700/mth	2/2	\$3.3	1136	Jun 2018	N/A
1710	\$492,000	2/2	\$486.2	1012	Jan 2019	N/A
1711	\$345,000	1/1	\$528.3	653	Mar 2015	N/A
1713	\$275,000	0/1	\$774.6	355	Mar 2019	N/A
1801	\$2,200/mth	1/1	\$3.4	653	Mar 2019	N/A
1807	\$2,250/mth	1/1	\$3.2	696	Apr 2019	N/A
1812	\$275,000	0/1	\$759.7	362	Mar 2019	N/A
2000	\$234,900	0/1	\$483.3	486	Feb 2018	MURILO CAM...

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2001	\$2,300/mth	1/1	\$3.5	653	Mar 2019	N/A
2003	\$3,800/mth	2/2	\$3.8	997	Feb 2019	N/A
2109	\$509,000	2/2	\$510.5	997	Feb 2019	N/A
2203	\$565,000	2/2	\$566.7	997	Jan 2019	N/A
2204	\$2,350/mth	1/1	\$3.4	701	Feb 2019	N/A
2208	\$330,000	1/1	\$470.8	701	Feb 2018	N/A
2210	\$3,200/mth	2/2	\$2.9	1116	Oct 2018	N/A
2211	\$2,300/mth	1/1	\$3.5	653	Jan 2019	N/A
2213	\$1,800/mth	0/1	\$5.1	355	Mar 2019	N/A
2306	\$250,000	0/1	\$666.7	375	May 2017	N/A
2403	\$550,000	2/2	\$540.8	1017	Jan 2019	N/A
2405	\$365,000	1/1	\$524.4	696	Jan 2017	JOSE LATELLA
2500	\$329,000	0/1	\$783.3	420	Jun 2016	N/A
2503	\$695,000	2/2	\$610.2	1139	Jan 2019	N/A
2511	\$2,450/mth	1/1	\$3.8	653	Jul 2018	N/A
2604	\$365,900	1/1	\$522.0	701	Mar 2019	N/A
2605	\$335,000	1/1	\$481.3	696	Mar 2019	N/A
2608	\$335,000	1/1	\$477.9	701	Mar 2019	N/A
2609	\$490,000	2/2	\$430.2	1139	Jan 2018	LUIS DELGADO
2609	\$3,200/mth	2/2	\$2.8	1139	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2701	\$360,000	1/1	\$551.3	653	Nov 2018	N/A
2801	\$310,000	1/1	\$474.7	653	Feb 2019	N/A
2803	\$815,000	2/2	\$715.5	1139	Nov 2017	N/A
2803	\$4,000/mth	2/2	\$3.5	1139	Feb 2018	N/A
2807	\$3,100/mth	1/1	\$4.5	696	Jan 2019	N/A
2809	\$3,800/mth	2/2	\$3.3	1136	Aug 2018	ALEXANDER P...
2809	\$529,000	2/2	\$465.7	1136	Jan 2019	N/A
3002	\$800,000	3/2	\$611.6	1308	Oct 2018	N/A
3005	\$680,000	2/2	\$574.8	1183	Nov 2018	N/A
3007	\$3,200/mth	2/2	\$2.9	1105	Feb 2019	N/A
3007	\$465,000	2/2	\$420.8	1105	Mar 2019	N/A
3102	\$990,000	3/2	\$682.3	1451	Oct 2017	R8 GROUP LL...
3104	\$599,000	2/2	\$559.8	1070	Sep 2018	N/A
3203	\$3,850/mth	2/2	\$3.6	1076	Apr 2019	N/A
3205	\$4,000/mth	2/2	\$3.7	1076	Feb 2019	N/A
3304	\$4,250/mth	2/2	\$4.0	1070	Jan 2019	N/A
3308	\$570,000	2/2	\$495.2	1151	Mar 2018	N/A
3400	\$450,000	1/1	\$466.3	965	Mar 2018	N/A
3401	\$3,200/mth	2/2	\$3.2	1012	Mar 2019	N/A
3403	\$699,000	2/2	\$649.6	1076	Nov 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3508	\$3,900/mth	2/2	\$3.4	1151	Apr 2019	N/A
3600	\$450,000	1/1	\$530.7	848	Mar 2018	N/A
3602	\$4,250/mth	3/2	\$3.2	1308	Jan 2019	N/A
3608	\$3,500/mth	2/2	\$3.0	1151	Feb 2019	N/A
3704	\$1,250,000	3/3	\$528.5	2365	May 2018	N/A
3803	\$5,700/mth	3/3	\$3.5	1622	Mar 2019	N/A
3803	\$1,030,000	2/3	\$635.0	1622	Mar 2019	N/A
3805	\$738,000	2/2	\$569.9	1295	Oct 2018	N/A
4000	\$369,000	1/1	\$433.6	851	Nov 2018	N/A
4101	\$2,080,000	3/3	\$879.5	2365	Feb 2018	EDGARDO SA...
4103	\$1,100,000	2/3	\$678.2	1622	Feb 2019	N/A
4105	\$4,000/mth	2/2	\$3.5	1153	Mar 2019	N/A
4200	\$419,900	1/1	\$493.4	851	Jan 2018	N/A
4200	\$2,650/mth	1/1	\$3.1	851	Apr 2019	N/A
4301	\$2,198,000	3/3	\$929.4	2365	Nov 2018	N/A
4302	\$3,400,000	4/5	\$1,038.8	3273	Nov 2018	N/A
4304	\$1,180,000	3/3	\$498.9	2365	Feb 2018	CARMELO GI...
4400	\$6,500,000	6/7	\$941.8	6902	Mar 2019	N/A