

Market Report

September, 2019



Brickell House Casa

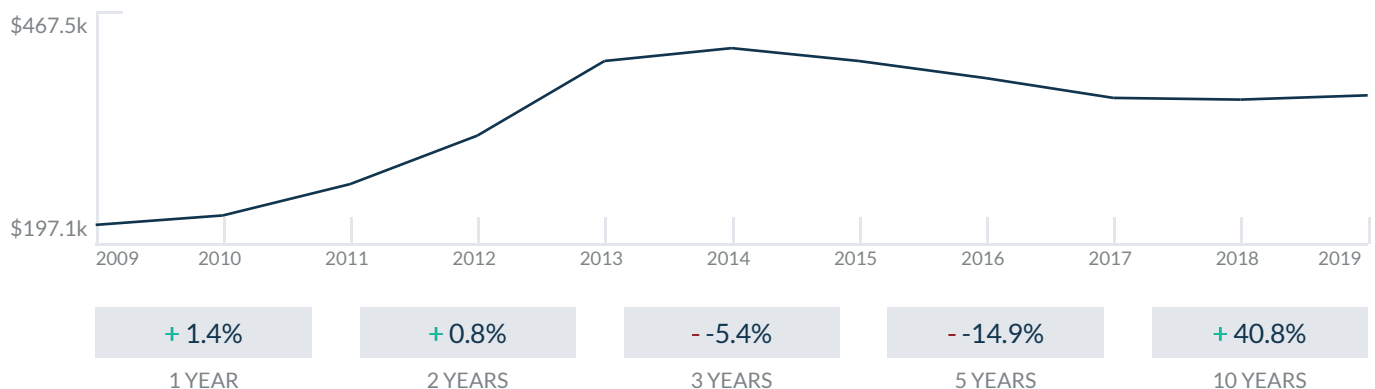
1300 Brickell Bay Dr
Miami, FL 33131

Every month we compile this comprehensive market report focus on Brickell House Casa in this convenient and easy to read format. Our data 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

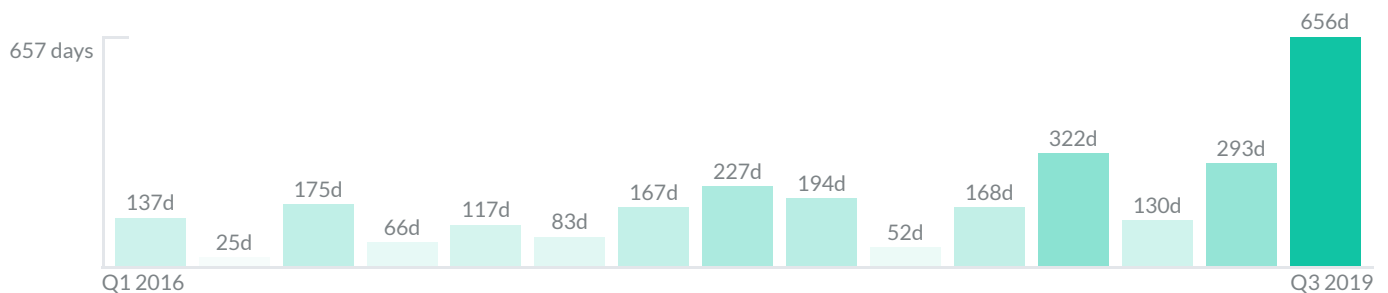
The property stats graph represents the median price evolution since ten years in your postal code area.



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

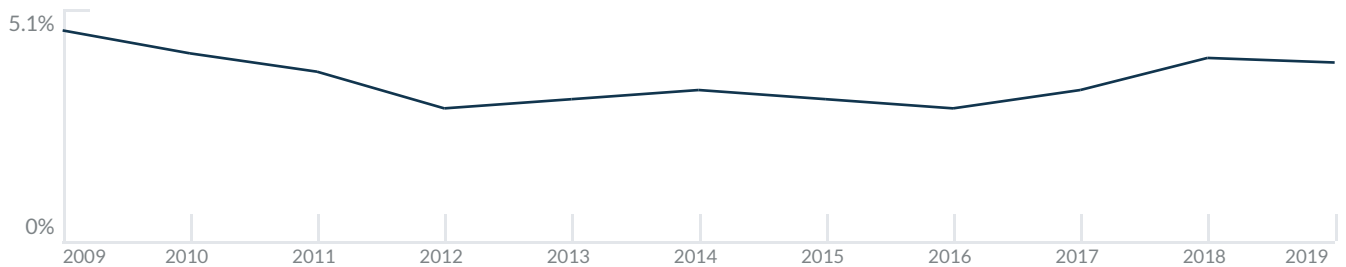
PER YEAR

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

Insights

IN BRICKELL HOUSE CASA

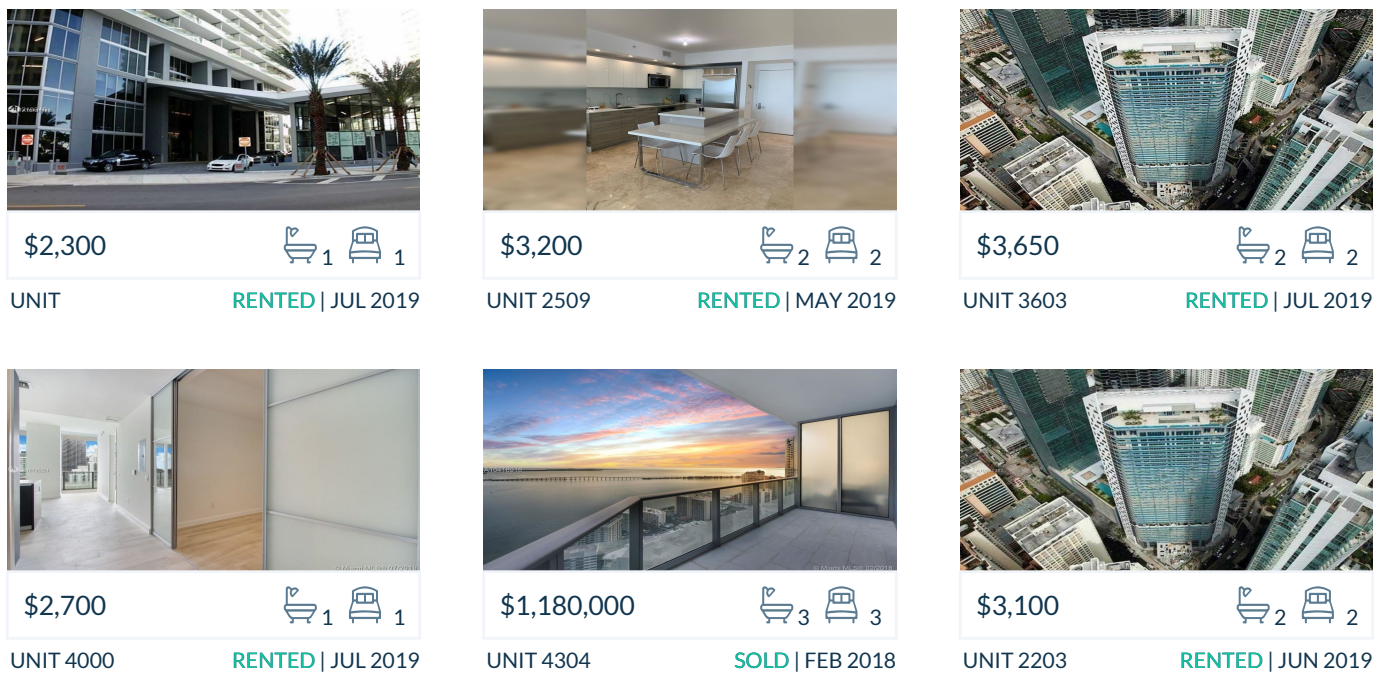
Below the average listing prices of available unit per property type.



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
4304	\$1,180,000	3/3	\$498.9	2,365	Aug 2019	441
2405	\$320,000	1/1	\$459.8	696	Jul 2019	871
2004	\$330,000	1/1	\$416.7	792	Jun 2019	50
2000	\$234,900	0/1	\$483.3	486	Jun 2019	455
4000	\$345,000	1/1	\$405.4	851	Jun 2019	189
2809	\$529,000	2/2	\$465.7	1,136	Jun 2019	115
1704	\$299,000	1/1	\$377.5	792	May 2019	979
2605	\$335,000	1/1	\$481.3	696	May 2019	21
2208	\$330,000	1/1	\$470.8	701	Apr 2019	410
2010	\$482,000	2/2	\$476.3	1,012	Apr 2019	203
705	\$240,000	0/1	\$640.0	375	Apr 2019	214
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

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
N/A	\$2,300	1/1	N/A	N/A	Aug 2019	17
2509	\$3,200	2/2	\$3.2	997	Aug 2019	67
3603	\$3,650	2/2	\$3.4	1,076	Aug 2019	38
4000	\$2,700	1/1	\$3.2	851	Aug 2019	24
2203	\$3,100	2/2	\$3.1	997	Aug 2019	92
1204	\$2,100	1/1	\$3.0	696	Aug 2019	39
2003	\$3,800	2/2	\$3.8	997	Jul 2019	68
2502	\$3,000	2/2	\$3.0	1,012	Jul 2019	56
3905	\$3,500	2/2	\$3.0	1,153	Jul 2019	51
1902	\$2,800	2/2	\$2.8	1,012	Jul 2019	43
1208	\$2,250	1/1	\$2.8	810	Jul 2019	14
2406	\$1,900	0/1	N/A	N/A	Jul 2019	18
2306	\$1,700	0/1	\$4.5	375	Jul 2019	13
4105	\$3,800	2/2	\$3.3	1,153	Jul 2019	119
600	\$2,000	1/1	\$3.1	644	Jul 2019	72
2106	\$1,850	0/1	\$3.9	475	Jul 2019	10
1601	\$2,200	1/1	\$2.8	790	Jul 2019	47
3803	\$5,200	3/3	\$3.2	1,622	Jun 2019	84
3401	\$3,090	2/2	\$3.1	1,012	Jun 2019	71
1008	\$2,250	1/1	\$2.8	810	Jun 2019	6

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH40...	\$2,175,000	3/3	\$919.7	2365	Nov 2017	N/A
701	\$349,900	1/1	\$450.3	777	Aug 2019	N/A
702	\$319,000	1/1	\$445.5	716	May 2018	N/A
802	\$2,499/mth	1/1	\$3.5	716	Aug 2019	N/A
803	\$2,250/mth	1/1	\$3.2	701	Aug 2019	N/A
903	\$395,000	1/1	\$563.5	701	Feb 2017	N/A
1001	\$335,000	1/1	\$431.1	777	Apr 2019	N/A
1204	\$325,000	1/1	\$467.0	696	Jun 2019	N/A
1604	\$2,400/mth	1/1	\$3.0	792	Aug 2019	N/A
1607	\$2,550/mth	1/1	\$3.4	752	Apr 2019	N/A
1610	\$3,800/mth	2/2	\$3.8	1012	May 2019	N/A
1708	\$359,000	1/1	\$512.1	701	Nov 2016	N/A
1709	\$519,000	2/2	\$456.9	1136	Jul 2019	N/A
1710	\$3,800/mth	2/2	\$3.8	1012	Jul 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
1812	\$275,000	0/1	\$759.7	362	Mar 2019	N/A
1912	\$2,050/mth	0/1	\$5.7	362	Jul 2019	N/A
2306	\$250,000	0/1	\$666.7	375	May 2017	N/A
2401	\$309,500	1/1	\$474.0	653	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2403	\$512,885	2/2	\$450.3	1139	Jan 2019	N/A
2406	\$278,000	0/1	N/A	N/A	Jul 2019	N/A
2503	\$695,000	2/2	\$610.2	1139	Jan 2019	N/A
2601	\$315,000	1/1	\$482.4	653	Jun 2019	N/A
2603	\$3,200/mth	2/2	\$3.1	1039	May 2019	N/A
2604	\$365,900	1/1	\$522.0	701	Mar 2019	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
2904	\$4,250/mth	2/2	\$4.0	1070	Apr 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	\$440,000	2/2	\$398.2	1105	Aug 2019	N/A
3007	\$3,200/mth	2/2	\$2.9	1105	Aug 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
3107	\$539,000	2/2	\$556.2	969	Aug 2019	N/A
3302	\$4,000/mth	3/2	\$3.1	1308	Aug 2019	N/A
3304	\$4,000/mth	2/2	\$3.7	1070	Jan 2019	N/A
3308	\$570,000	2/2	\$495.2	1151	Mar 2018	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3400	\$450,000	1/1	\$466.3	965	Mar 2018	N/A
3403	\$649,000	2/2	\$603.2	1076	Nov 2018	N/A
3405	\$650,000	2/2	\$549.5	1183	May 2019	N/A
3405	\$3,490/mth	2/2	\$3.0	1183	Aug 2019	N/A
3408	\$540,000	2/2	\$469.2	1151	Apr 2019	N/A
3408	\$3,900/mth	2/2	\$3.4	1151	Apr 2019	N/A
3508	\$3,650/mth	2/2	\$3.2	1151	Apr 2019	N/A
3600	\$450,000	1/1	\$530.7	848	Mar 2018	N/A
3606	\$620,000	3/2	\$474.0	1308	Jul 2019	N/A
3607	\$3,300/mth	2/2	\$3.4	969	Apr 2019	N/A
3702	\$5,750/mth	2/3	\$3.2	1775	Jun 2019	N/A
3704	\$1,250,000	3/3	\$528.5	2365	May 2018	N/A
3705	\$590,000	2/2	\$511.7	1153	Jun 2019	N/A
3801	\$1,790,000	3/3	\$756.9	2365	Apr 2019	N/A
3803	\$1,030,000	2/3	\$635.0	1622	Mar 2019	N/A
4002	\$5,000/mth	3/3	\$3.1	1622	Jul 2019	N/A
4100	\$2,850/mth	1/1	\$3.3	851	Jun 2019	N/A
4101	\$2,080,000	3/3	\$879.5	2365	Feb 2018	EDGARDO SA...
4101	\$7,500/mth	3/3	\$3.2	2365	Aug 2019	N/A
4200	\$419,900	1/1	\$493.4	851	Jan 2018	N/A