

Market Report

March, 2020



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

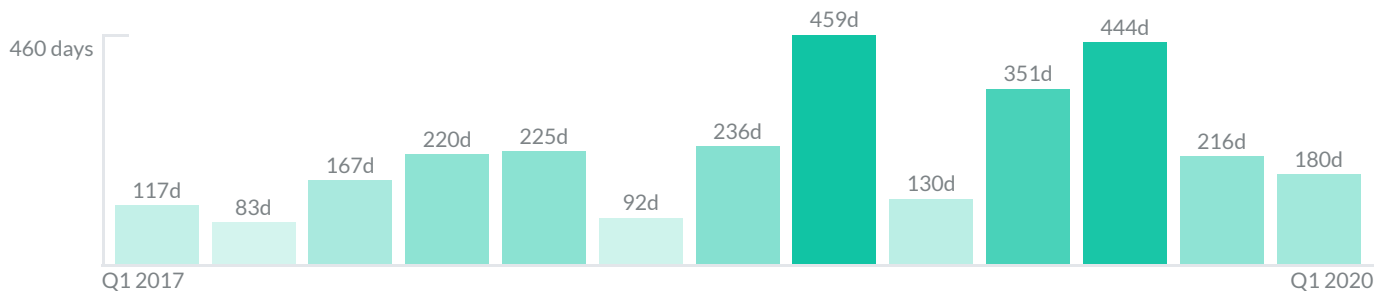
The property stats graph represents the median price evolution since ten years in your postal code area.



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

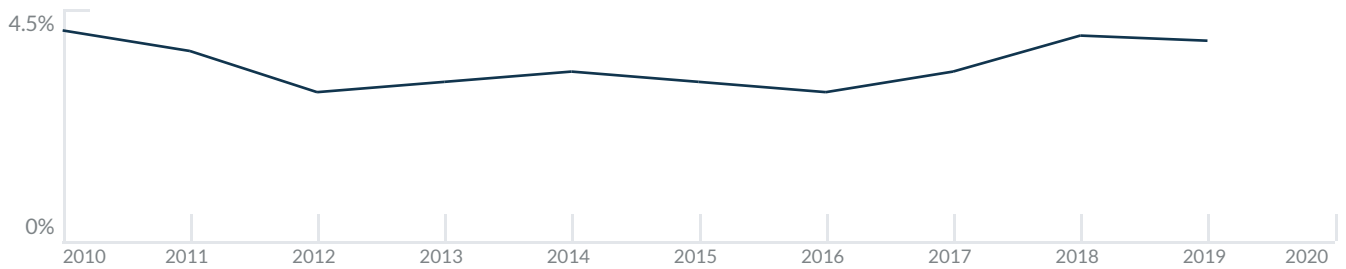
PER YEAR

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©

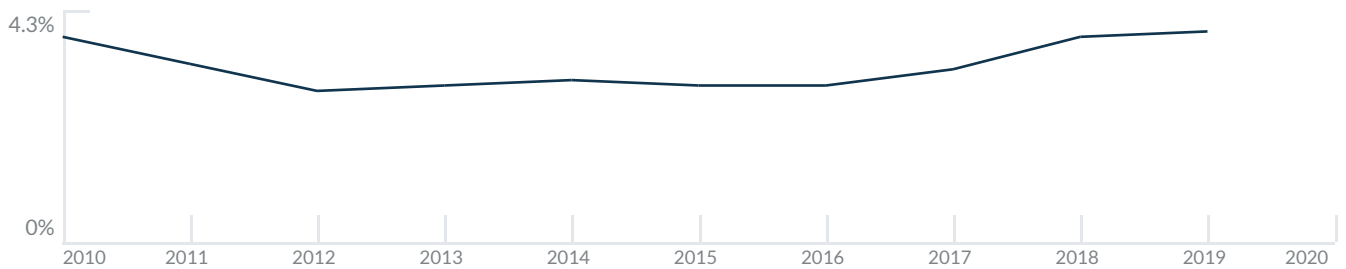
30 YEARS FIXED 4.4%



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	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


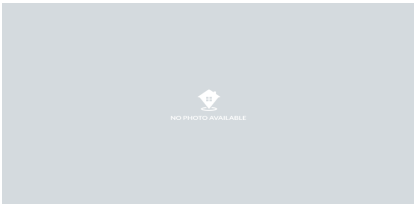




Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$1,700</p> <p>UNIT 1713</p> <p>RENTED FEB 2020</p> <p>1 Bath 0 Bed</p>	 <p>\$575,000</p> <p>UNIT 3104</p> <p>SOLD FEB 2020</p> <p>2 Bath 2 Bed</p>	 <p>\$2,400</p> <p>UNIT 1104</p> <p>RENTED FEB 2020</p> <p>1 Bath 1 Bed</p>
 <p>\$3,500</p> <p>UNIT 3105</p> <p>RENTED FEB 2020</p> <p>2 Bath 2 Bed</p>	 <p>\$2,250</p> <p>UNIT 803</p> <p>RENTED FEB 2020</p> <p>1 Bath 1 Bed</p>	 <p>\$1,700</p> <p>UNIT 2500</p> <p>RENTED FEB 2020</p> <p>1 Bath 0 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3104	\$575,000	2/2	\$537.4	1,070	Feb 2020	7
3403	\$619,000	2/2	\$575.3	1,076	Jan 2020	353
2707	\$315,000	1/2	\$452.6	696	Dec 2019	27
2403	\$512,885	2/2	\$450.3	1,139	Nov 2019	253
3408	\$540,000	2/3	\$469.2	1,151	Nov 2019	204
702	\$319,000	1/1	\$445.5	716	Nov 2019	535
1204	\$325,000	1/1	\$467.0	696	Nov 2019	123
2801	\$310,000	1/2	\$474.7	653	Nov 2019	246
2608	\$335,000	1/2	\$477.9	701	Oct 2019	123
2601	\$315,000	1/2	\$482.4	653	Sep 2019	110
1602	\$420,000	2/2	\$415.0	1,012	Sep 2019	192
2802	\$3,000	2/2	\$3.0	1,012	Aug 2019	108
4304	\$1,180,000	3/4	\$498.9	2,365	Aug 2019	441
2609	\$490,000	2/2	\$430.2	1,139	Jul 2019	512
2405	\$320,000	1/1	\$459.8	696	Jul 2019	871
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
1809	\$489,999	2/2	\$430.2	1,139	Jun 2019	251
4000	\$345,000	1/2	\$405.4	851	Jun 2019	189

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1713	\$1,700	0/1	\$4.8	355	Feb 2020	11
1104	\$2,400	1/1	\$3.2	752	Feb 2020	4
3105	\$3,500	2/2	\$3.0	1,153	Jan 2020	14
803	\$2,250	1/1	\$3.2	701	Jan 2020	13
2500	\$1,700	0/1	\$3.5	486	Jan 2020	6
4101	\$7,500	3/4	\$3.2	2,365	Jan 2020	154
604	\$2,370	1/2	\$3.4	696	Dec 2019	28
1911	\$2,150	1/2	\$3.3	653	Dec 2019	5
3200	\$2,350	1/2	\$2.8	848	Dec 2019	13
2801	\$2,250	1/2	\$3.4	653	Dec 2019	30
3104	\$3,600	2/2	\$3.4	1,070	Dec 2019	20
702	\$2,300	1/2	\$3.2	716	Dec 2019	21
1912	\$1,900	0/1	\$5.2	362	Dec 2019	127
802	\$2,330	1/1	\$3.3	716	Dec 2019	93
2003	\$3,800	2/2	\$3.8	997	Nov 2019	20
2101	\$2,200	1/2	\$3.4	653	Nov 2019	56
1704	\$2,350	1/2	\$3.4	701	Nov 2019	22
1710	\$3,500	2/2	\$3.5	1,012	Nov 2019	128
2313	\$1,750	0/1	\$4.9	355	Nov 2019	59
1206	\$2,125	1/1	\$2.7	800	Nov 2019	26

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH44...	\$6,500,000	6/8	\$857.0	7585	Feb 2020	JESUS A QUIN...
CU6	\$5,358,000	0/0	N/A	N/A	Feb 2020	JUAN J REND...
6	\$4,600,000	0/0	N/A	N/A	Jan 2020	JUAN J REND...
6	\$67	0/0	N/A	N/A	Feb 2020	JUAN J REND...
8	\$9,400,000	0/0	N/A	N/A	Feb 2020	TULUM INVES...
600	\$2,100/mth	1/1	\$3.3	644	Feb 2020	ALEJANDRO S...
601	\$320,000	1/2	\$411.8	777	Feb 2020	ANTONIO F S...
605	\$1,800/mth	0/1	\$4.8	375	Feb 2020	MIGUEL MEN...
805	\$255,990	0/1	\$682.6	375	Feb 2020	N/A
808	\$2,250/mth	1/1	\$3.1	716	Feb 2020	Playa Technol...
809	\$439,000	1/2	\$565.0	777	Feb 2020	N/A
902	\$2,650/mth	1/1	\$3.7	716	Feb 2020	JUAN J CALIG...
903	\$395,000	1/1	\$563.5	701	Feb 2020	S & A CO...
910	\$325,000	1/2	\$504.7	644	Feb 2020	
1001	\$335,000	1/2	\$431.1	777	Feb 2020	DIEGO LUIS R...
1102	\$2,500/mth	1/2	\$3.5	716	Feb 2020	JUAN DIEGO...
1208	\$335,000	1/1	\$467.9	716	Feb 2020	N/A
1602	\$3,200/mth	2/2	\$3.2	1012	Feb 2020	WILLIAMS J G...
1610	\$3,800/mth	2/2	\$3.8	1012	Feb 2020	MARK LICHT
1702	\$545,900	2/2	\$539.4	1012	Feb 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1708	\$349,900	1/1	\$499.1	701	Dec 2019	N/A
1711	\$345,000	1/11	\$528.3	653	Feb 2020	N/A
1713	\$275,000	0/1	\$774.6	355	Feb 2020	
1803	\$3,200/mth	2/2	\$2.8	1139	Feb 2020	PASTOR TOM...
1807	\$380,000	1/2	\$546.0	696	Feb 2020	N/A
1811	\$345,000	1/2	\$528.3	653	Feb 2020	MIAZA S A
1812	\$275,000	0/1	\$759.7	362	Feb 2020	
1905	\$349,000	1/2	\$501.4	696	Feb 2020	MARCELO OS...
1906	\$1,850/mth	0/1	\$4.9	375	Feb 2020	ALVARO ARA...
2006	\$269,000	0/1	\$717.3	375	Feb 2020	N/A
2109	\$3,400/mth	2/2	\$3.4	997	Feb 2020	N/A
2304	\$360,000	1/2	\$513.6	701	Feb 2020	N/A
2306	\$259,000	0/1	\$690.7	375	Feb 2020	N/A
2400	\$330,000	0/1	\$785.7	420	Feb 2020	N/A
2406	\$275,000	0/1	N/A	N/A	Feb 2020	FREDDY FAJA...
2503	\$639,000	2/2	\$561.0	1139	Feb 2020	
2600	\$269,000	0/1	\$640.5	420	Feb 2020	MARCELO OS...
2604	\$389,900	1/1	N/A	N/A	Feb 2020	JESUS A GARC...
2612	\$1,700/mth	0/1	\$4.7	362	Feb 2020	BH 2612 LLC...
2701	\$2,200/mth	1/2	\$3.4	653	Feb 2020	JOSE S NAPOL...

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2710	\$535,000	2/2	\$528.7	1012	Feb 2020	YOHNY RAMI...
2803	\$815,000	2/2	\$715.5	1139	Feb 2020	N/A
2803	\$4,000/mth	2/2	\$3.5	1139	Feb 2020	N/A
2806	\$1,850/mth	0/1	\$4.4	420	Feb 2020	N/A
2902	\$3,950/mth	3/3	\$3.0	1308	Feb 2020	MARIO L BEN...
3001	\$3,850/mth	2/3	\$3.5	1105	Feb 2020	N/A
3003	\$4,000/mth	2/2	\$3.4	1183	Feb 2020	KLAUSTROTT...
3005	\$620,000	2/2	\$576.2	1076	Feb 2020	N/A
3105	\$625,000	2/2	\$580.9	1076	Feb 2020	N/A
3107	\$485,000	2/3	\$500.5	969	Feb 2020	N/A
3207	\$550,000	2/3	\$567.6	969	Feb 2020	Anderson Castro
3304	\$3,850/mth	2/2	\$3.6	1070	Feb 2020	N/A
3308	\$570,000	2/2	\$495.2	1151	Feb 2020	N/A
3400	\$450,000	1/2	\$466.3	965	Feb 2020	N/A
3600	\$450,000	1/2	\$530.7	848	Feb 2020	CENTINELA L...
3704	\$1,150,000	3/4	\$486.3	2365	Feb 2020	N/A
3801	\$1,790,000	3/4	\$756.9	2365	Feb 2020	N/A
3803	\$1,030,000	2/3	\$635.0	1622	Feb 2020	NORTHSABBI...
3805	\$3,350/mth	2/3	\$2.6	1295	Feb 2020	N/A
3805	\$583,000	2/3	N/A	N/A	Feb 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3904	\$6,999/mth	3/8	\$3.0	2365	Feb 2020	N/A
4001	\$1,960,000	3/4	\$828.8	2365	Feb 2020	
4001	\$7,500/mth	3/4	\$3.2	2365	Feb 2020	
4101	\$2,080,000	3/4	\$879.5	2365	Feb 2020	N/A
4205	\$3,700/mth	2/3	\$3.2	1153	Feb 2020	
4302	\$15,000/mth	4/5	\$4.6	3273	Feb 2020	MONICA EZID...
4302	\$2,589,000	4/5	\$791.0	3273	Feb 2020	MONICA EZID...