

Market Report

July, 2020



Brickell House Casa

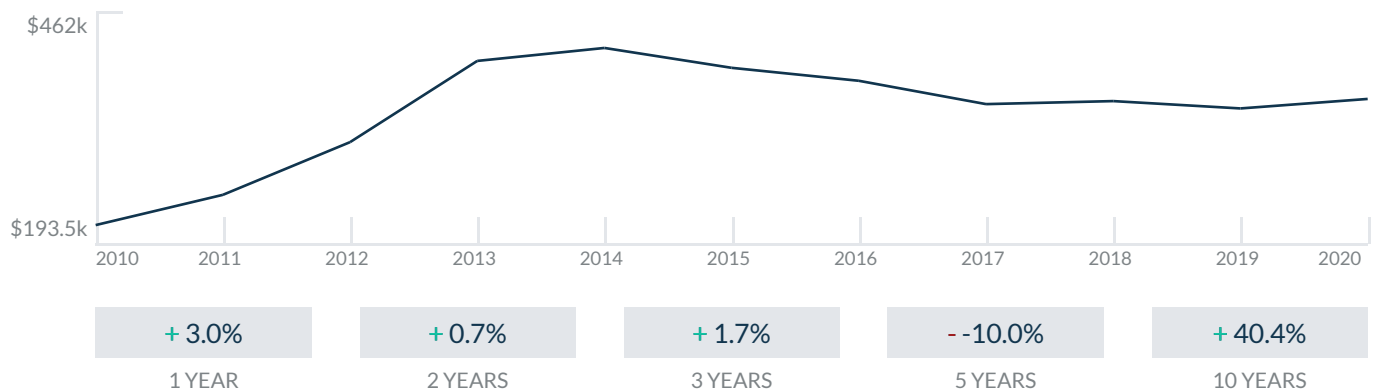
1300 Brickell Bay Dr
Miami, FL 33131

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

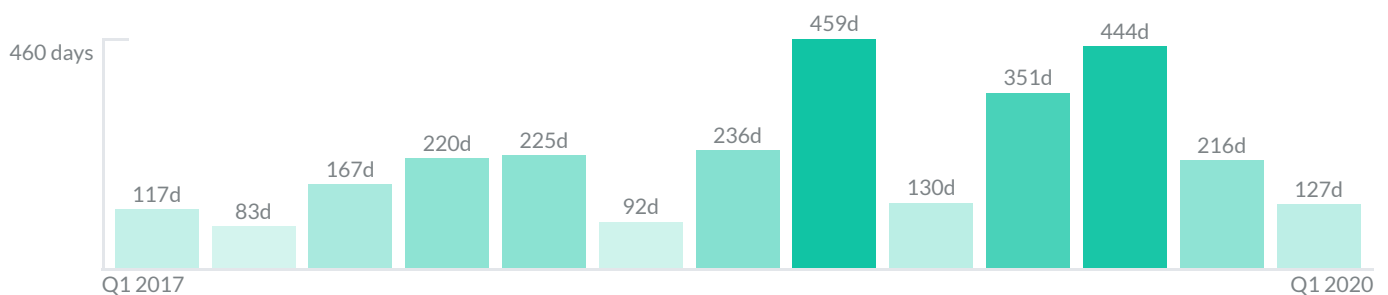
The property stats graph represents the median price evolution since ten years in your postal code area.



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 For	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN BRICKELL HOUSE CASA

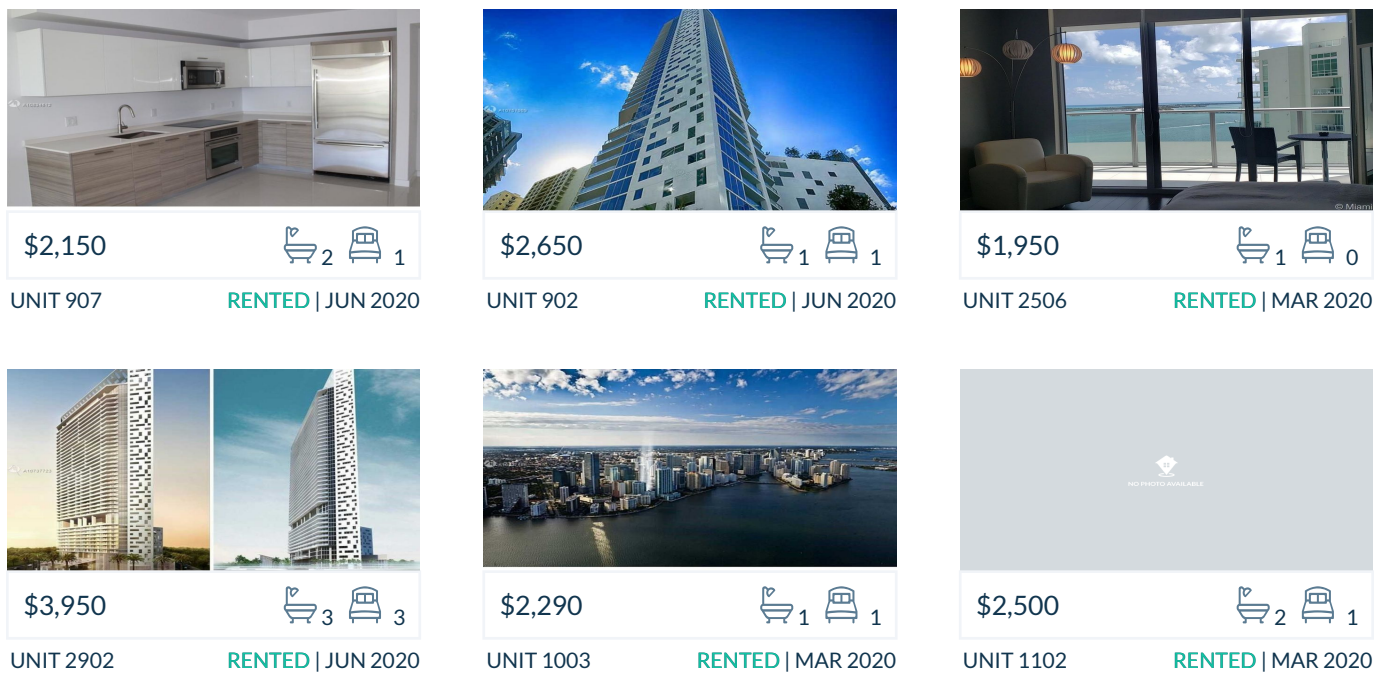
Below the average listing prices of available unit per property type.



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
2209	\$520,000	2/2	\$521.6	997	Mar 2020	109
2407	\$345,000	1/2	\$495.7	696	Feb 2020	40
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

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
907	\$2,150	1/2	\$3.1	701	Jun 2020	53
902	\$2,650	1/1	\$3.7	716	May 2020	190
2506	\$1,950	0/1	\$5.2	375	Mar 2020	11
2902	\$3,950	3/3	\$3.0	1,308	Mar 2020	181
1003	\$2,290	1/1	\$3.3	701	Mar 2020	7
1102	\$2,500	1/2	\$3.5	716	Mar 2020	20
1901	\$2,200	1/2	\$2.8	790	Mar 2020	4
3003	\$4,000	2/2	\$3.4	1,183	Mar 2020	69
2806	\$1,850	0/1	\$4.4	420	Mar 2020	22
1713	\$1,700	0/1	\$4.8	355	Feb 2020	11
3904	\$6,999	3/8	\$3.0	2,365	Feb 2020	102
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

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH44...	\$6,500,000	6/8	\$857.0	7585	Jun 2020	JESUS A QUIN...
CU6	\$5,358,000	0/0	N/A	N/A	Jun 2020	JUAN J REND...
CU8-...	\$9,400,000	0/0	N/A	N/A	Jun 2020	N/A
6	\$4,600,000	0/0	N/A	N/A	Mar 2020	JUAN J REND...
6	\$67	0/0	N/A	N/A	Feb 2020	JUAN J REND...
6	\$67	0/0	N/A	N/A	Jun 2020	JUAN J REND...
8	\$9,400,000	0/0	N/A	N/A	Feb 2020	TULUM INVES...
601	\$300,000	1/2	\$386.1	777	Jun 2020	ANTONIO F S...
605	\$1,750/mth	0/1	\$4.7	375	Jun 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
903	\$395,000	1/1	\$563.5	701	Feb 2020	S & A CO...
910	\$325,000	1/2	\$504.7	644	Jun 2020	
1001	\$335,000	1/2	\$431.1	777	Feb 2020	DIEGO LUIS R...
1001	\$335,000	1/2	\$431.1	777	Jun 2020	N/A
1004	\$2,300/mth	1/1	\$3.3	696	Jun 2020	N/A
1008	\$2,300/mth	1/2	\$3.2	716	Jun 2020	LUIS ALBERT...
1105	\$259,000	0/1	\$616.7	420	Jun 2020	N/A
1206	\$349,000	1/1	N/A	N/A	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1208	\$335,000	1/1	\$467.9	716	Jun 2020	N/A
1209	\$320,000	1/1	\$411.8	777	Jun 2020	N/A
1603	\$2,950/mth	2/2	\$3.0	997	Jun 2020	N/A
1605	\$315,000	1/1	\$452.6	696	Jun 2020	N/A
1607	\$2,600/mth	1/1	\$3.7	696	Jun 2020	N/A
1610	\$3,800/mth	2/2	\$3.8	1012	Feb 2020	MARK LICHT
1702	\$545,900	2/2	\$539.4	1012	Jun 2020	N/A
1708	\$349,900	1/1	\$499.1	701	Jun 2020	N/A
1711	\$345,000	1/11	\$528.3	653	Jun 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	Jun 2020	N/A
1811	\$345,000	1/2	\$528.3	653	Jun 2020	MIAZA S A
1812	\$275,000	0/1	\$759.7	362	Feb 2020	
1900	\$249,000	0/1	\$592.9	420	Jun 2020	N/A
1905	\$349,000	1/2	\$501.4	696	Jun 2020	MARCELO OS...
2006	\$269,000	0/1	\$717.3	375	Feb 2020	N/A
2006	\$1,650/mth	0/1	\$3.9	420	Jun 2020	N/A
2109	\$3,400/mth	2/2	\$3.4	997	Jun 2020	N/A
2112	\$250,000	0/1	\$690.6	362	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2200	\$2,200/mth	0/1	\$5.2	420	Jun 2020	N/A
2211	\$2,350/mth	1/2	\$3.6	653	Jun 2020	N/A
2213	\$1,700/mth	0/1	\$4.8	355	Jun 2020	N/A
2304	\$360,000	1/2	\$513.6	701	Jun 2020	N/A
2304	\$2,400/mth	1/2	\$3.4	701	Jun 2020	N/A
2306	\$259,000	0/1	\$690.7	375	Mar 2020	N/A
2306	\$1,700/mth	0/1	\$4.5	375	Jun 2020	N/A
2400	\$330,000	0/1	\$785.7	420	Jun 2020	N/A
2406	\$275,000	0/1	N/A	N/A	Jun 2020	FREDDY FAJA...
2412	\$245,000	0/1	\$676.8	362	Jun 2020	N/A
2503	\$639,000	2/2	\$561.0	1139	Feb 2020	
2503	\$618,000	2/2	\$619.9	997	Jun 2020	
2511	\$2,650/mth	1/2	\$4.1	653	Jun 2020	RICARDO DE...
2511	\$359,900	1/2	\$551.1	653	Jun 2020	RICARDO DE...
2600	\$269,000	0/1	\$640.5	420	Jun 2020	MARCELO OS...
2604	\$389,900	1/1	N/A	N/A	Jun 2020	JESUS A GARC...
2707	\$2,500/mth	1/1	\$3.6	696	Jun 2020	N/A
2710	\$535,000	2/2	\$528.7	1012	Jun 2020	YOHNY RAMI...
2803	\$815,000	2/2	\$715.5	1139	Jun 2020	N/A
2803	\$3,600/mth	2/2	\$3.2	1139	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2807	\$369,000	1/1	\$530.2	696	Jun 2020	N/A
2812	\$1,750/mth	0/1	\$4.8	362	Jun 2020	NAVAJO VEN...
2812	\$235,000	0/1	\$649.2	362	Jun 2020	NAVAJO VEN...
2901	\$454,500	2/3	\$469.0	969	Jun 2020	EDUARDO GU...
2901	\$3,100/mth	2/3	\$3.2	969	Jun 2020	N/A
2904	\$4,250/mth	2/2	\$4.0	1070	Jun 2020	N/A
2906	\$739,000	3/3	\$565.0	1308	Jun 2020	N/A
3001	\$3,850/mth	2/3	\$3.5	1105	Feb 2020	N/A
3001	\$3,775/mth	2/3	\$3.9	969	Jun 2020	N/A
3005	\$620,000	2/2	\$576.2	1076	Jun 2020	N/A
3105	\$625,000	2/2	\$580.9	1076	Jun 2020	N/A
3107	\$485,000	2/3	\$500.5	969	Jun 2020	N/A
3207	\$550,000	2/3	\$567.6	969	Jun 2020	Anderson Castro
3207	\$3,300/mth	2/3	\$3.4	969	Jun 2020	N/A
3308	\$570,000	2/2	\$495.2	1151	Jun 2020	N/A
3308	\$3,100/mth	2/2	\$2.7	1151	Jun 2020	N/A
3400	\$450,000	1/2	\$466.3	965	Jun 2020	N/A
3401	\$3,100/mth	2/3	\$3.1	1012	Jun 2020	N/A
3600	\$450,000	1/2	\$530.7	848	Jun 2020	CENTINELA L...
3701	\$1,650,000	3/4	\$697.7	2365	Jun 2020	

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3704	\$1,150,000	3/4	\$486.3	2365	Jun 2020	N/A
3705	\$590,000	2/3	\$511.7	1153	Jun 2020	LUIS LONS
3705	\$3,600/mth	2/3	\$3.1	1153	Jun 2020	N/A
3801	\$1,890,000	3/4	\$799.2	2365	Jun 2020	N/A
3803	\$1,030,000	2/3	\$635.0	1622	Mar 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
4001	\$1,960,000	3/4	\$828.8	2365	Jun 2020	
4001	\$7,500/mth	3/4	\$3.2	2365	Feb 2020	
4101	\$2,080,000	3/4	\$879.5	2365	Jun 2020	N/A
4102	\$5,850/mth	3/3	\$3.6	1622	Jun 2020	N/A
4105	\$4,000/mth	2/3	\$3.5	1153	Jun 2020	N/A
4205	\$3,500/mth	2/3	\$3.0	1153	Jun 2020	
4302	\$15,000/mth	4/5	\$4.6	3273	Jun 2020	MONICA EZID...
4302	\$2,589,000	4/5	\$791.0	3273	Jun 2020	MONICA EZID...
4401	\$5,999,000	6/8	\$920.0	6521	Jun 2020	N/A