

# Market Report

May, 2021



## Brickell House Casa

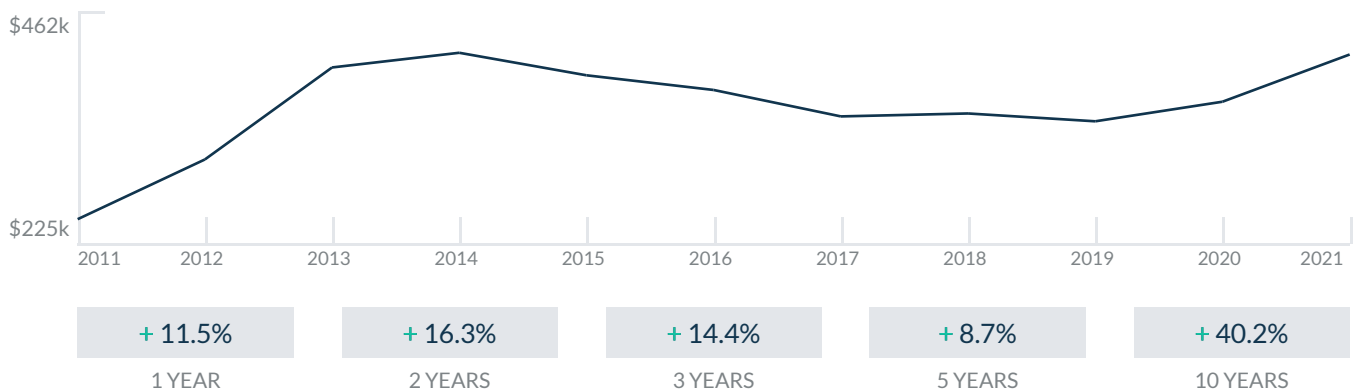
1300 Brickell Bay Dr  
Miami, FL 33131

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

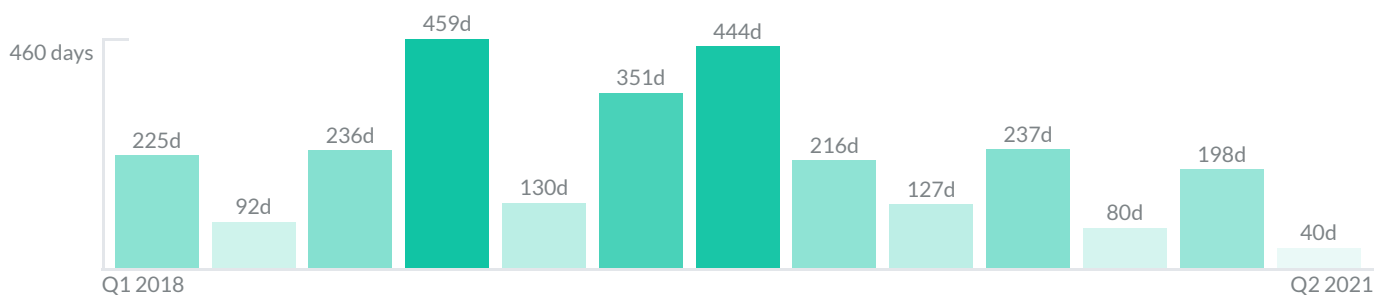
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

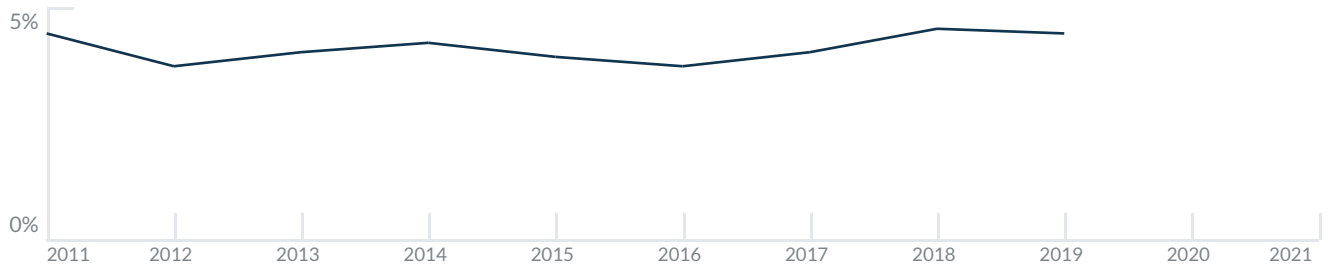


# Mortgage Rates

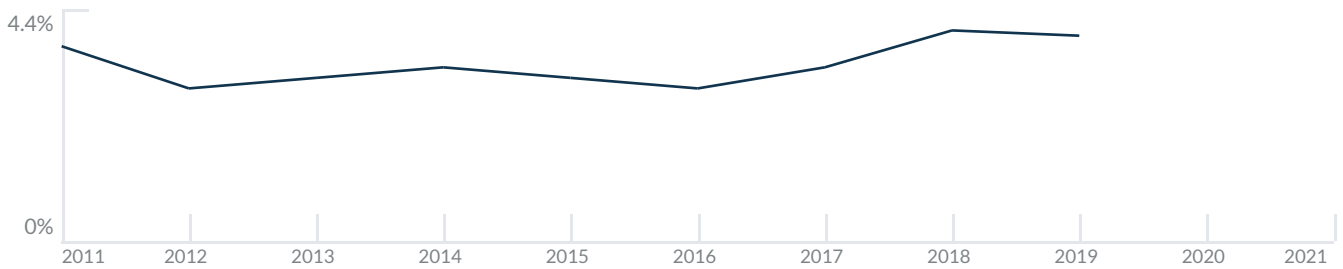
PER YEAR

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©

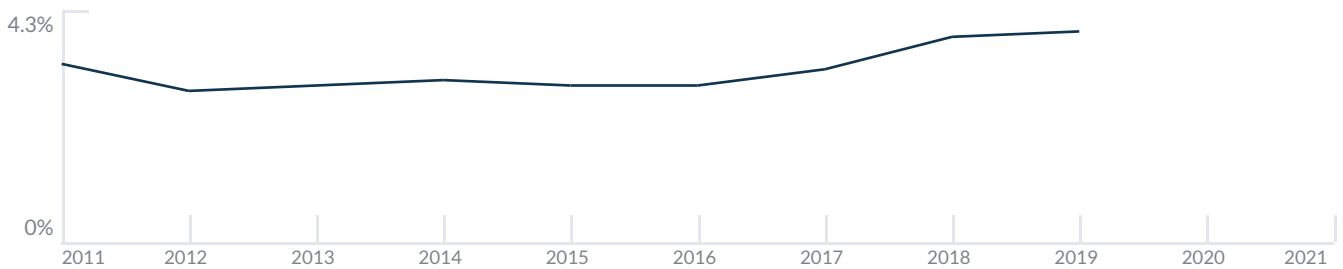
30 YEARS FIXED 4.4%



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 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






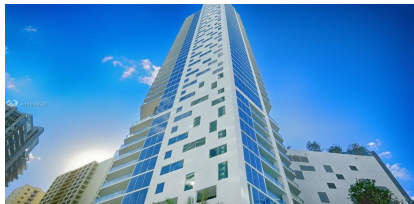
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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

 <p>\$1,725</p> <p>UNIT 1713</p> <p>RENTED   APR 2021</p> <p>1 Bath 0 Bed</p>	 <p>\$329,000</p> <p>UNIT 1010</p> <p>SOLD   APR 2021</p> <p>2 Bath 1 Bed</p>	 <p>\$640,000</p> <p>UNIT 3405</p> <p>SOLD   APR 2021</p> <p>2 Bath 2 Bed</p>
 <p>\$2,550</p> <p>UNIT 603</p> <p>RENTED   APR 2021</p> <p>2 Bath 1 Bed</p>	 <p>\$2,400</p> <p>UNIT 2101</p> <p>RENTED   APR 2021</p> <p>2 Bath 1 Bed</p>	 <p>\$2,295</p> <p>UNIT 1001</p> <p>RENTED   APR 2021</p> <p>1 Bath 1 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1010	\$329,000	1/2	\$510.9	644	Apr 2021	68
3405	\$640,000	2/2	\$594.8	1,076	Apr 2021	12
2509	\$559,000	2/2	\$560.7	997	Mar 2021	220
2604	\$365,900	1/1	\$522.0	701	Mar 2021	59
1702	\$499,990	2/2	\$494.1	1,012	Feb 2021	188
1708	\$339,900	1/2	\$484.9	701	Feb 2021	168
3105	\$625,000	2/2	\$580.9	1,076	Feb 2021	363
2402	\$475,000	2/2	\$469.4	1,012	Jan 2021	63
3005	\$620,000	2/2	\$576.2	1,076	Jan 2021	327
1209	\$349,000	1/2	\$449.2	777	Dec 2020	15
4200	\$379,900	1/2	\$446.4	851	Dec 2020	123
2408	\$330,000	1/2	\$470.8	701	Nov 2020	79
2901	\$454,500	2/3	\$469.0	969	Oct 2020	102
6	\$67	0/0	\$0.0	4,863	Oct 2020	83
1209	\$320,000	1/1	\$411.8	777	Sep 2020	106
3107	\$485,000	2/3	\$500.5	969	Sep 2020	172
2412	\$245,000	0/1	\$676.8	362	Aug 2020	56
1605	\$315,000	1/1	\$452.6	696	Aug 2020	93
3704	\$1,150,000	3/4	\$486.3	2,365	Jul 2020	760
2209	\$520,000	2/2	\$521.6	997	Mar 2020	109

## Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE CASA

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1713	\$1,725	0/1	\$4.9	355	Apr 2021	44
603	\$2,550	1/2	\$3.6	701	Apr 2021	45
2101	\$2,400	1/2	\$3.7	653	Apr 2021	32
1001	\$2,295	1/1	\$3.0	777	Apr 2021	24
1602	\$3,200	2/2	\$3.2	1,012	Apr 2021	40
2106	\$2,100	0/1	\$5.6	375	Apr 2021	39
1912	\$2,000	0/1	\$5.5	362	Apr 2021	21
707	\$2,000	1/1	\$2.9	701	Mar 2021	24
1611	\$2,500	1/2	\$3.8	653	Mar 2021	29
1707	\$2,850	1/2	\$4.1	696	Mar 2021	14
2406	\$1,850	0/1	\$4.9	375	Mar 2021	35
2500	\$1,750	0/1	\$4.2	420	Mar 2021	13
1106	\$2,275	1/2	\$3.3	696	Mar 2021	34
1208	\$2,400	1/1	\$3.4	716	Mar 2021	7
3904	\$6,900	3/8	\$2.9	2,365	Feb 2021	18
2705	\$2,575	1/1	\$3.7	696	Feb 2021	57
2308	\$2,250	1/2	\$3.2	701	Feb 2021	7
2613	\$1,950	0/1	\$5.5	355	Feb 2021	27
803	\$2,250	1/1	\$3.2	701	Feb 2021	14
1003	\$2,250	1/1	\$3.2	701	Feb 2021	6

## Currently Listed

---

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
708	\$2,900/mth	1/1	\$4.1	716	Apr 2021	N/A
901	\$330,000	1/2	\$424.7	777	Apr 2021	
904	\$370,000	1/2	\$531.6	696	Mar 2021	N/A
910	\$335,000	1/2	\$520.2	644	Apr 2021	
1001	\$335,000	1/2	\$431.1	777	Apr 2021	DIEGO LUIS R...
1206	\$389,000	1/1	\$558.9	696	Apr 2021	N/A
1708	\$349,000	1/2	\$497.9	701	Apr 2021	N/A
1710	\$5,000/mth	2/2	\$4.9	1012	Apr 2021	N/A
1711	\$345,000	1/11	\$528.3	653	Jan 2021	N/A
2110	\$570,000	2/2	\$563.2	1012	Apr 2021	VIRGILIO C C...
2202	\$645,000	2/2	\$637.4	1012	Apr 2021	SJOERD JANS...
2304	\$386,000	1/2	\$550.6	701	Mar 2021	N/A
2510	\$610,000	2/2	\$602.8	1012	Jan 2021	HAPPIE INVES...
2702	\$700,000	2/2	\$691.7	1012	Apr 2021	N/A
2803	\$730,000	2/2	\$640.9	1139	Apr 2021	N/A
2807	\$389,000	1/1	\$558.9	696	Feb 2021	MARTIN BACL...
2902	\$790,000	3/3	\$604.0	1308	Apr 2021	MARIO L BEN...
2906	\$739,000	3/3	\$565.0	1308	Apr 2021	N/A
3100	\$4,000/mth	1/2	\$4.7	848	Apr 2021	N/A
3304	\$695,000	2/2	\$649.5	1070	Apr 2021	N/A

## Currently Listed

---

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3308	\$749,500	2/2	\$651.2	1151	Apr 2021	N/A
3400	\$554,900	1/2	\$575.0	965	Apr 2021	N/A
3503	\$700,000	2/2	\$650.6	1076	Apr 2021	N/A
3600	\$554,900	1/2	\$654.4	848	Apr 2021	CENTINELA L...
3701	\$1,880,000	3/4	\$794.9	2365	Feb 2021	
3801	\$1,890,000	3/4	\$799.2	2365	Feb 2021	N/A
4001	\$1,799,000	3/4	\$760.7	2365	Feb 2021	
4104	\$1,850,000	3/4	\$782.2	2365	Apr 2021	N/A
4205	\$690,000	2/3	\$598.4	1153	Mar 2021	
4401	\$5,900,000	6/8	\$904.8	6521	Apr 2021	JESUS A QUIN...