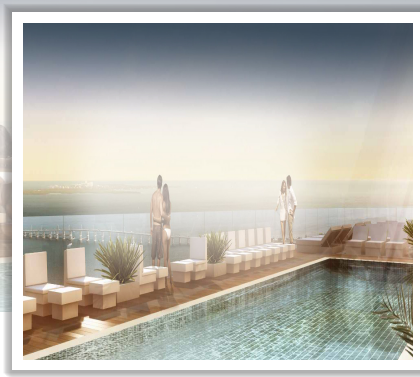


Market Report

May, 2023



Brickell House Homes

1300 Brickell Bay Dr
Miami, FL 33131

Every month we compile this comprehensive market report focus on Brickell House Homes 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 brickellhousehomes.com.

Property Stats

POSTAL CODE 33131

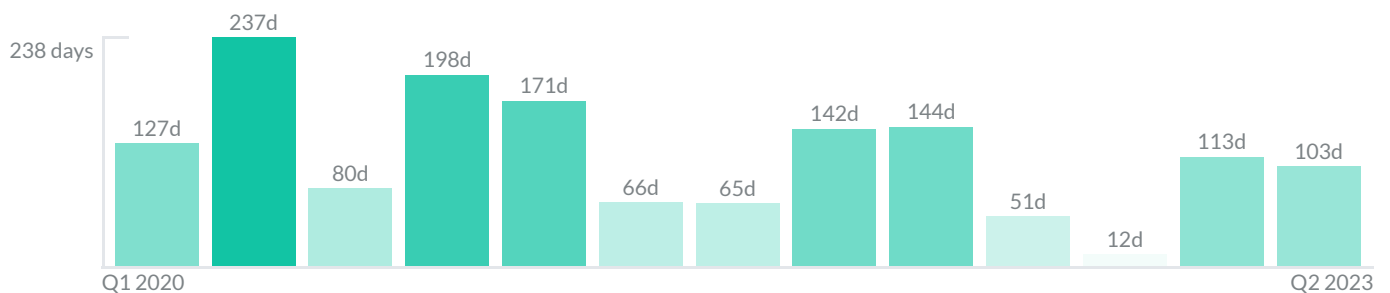
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

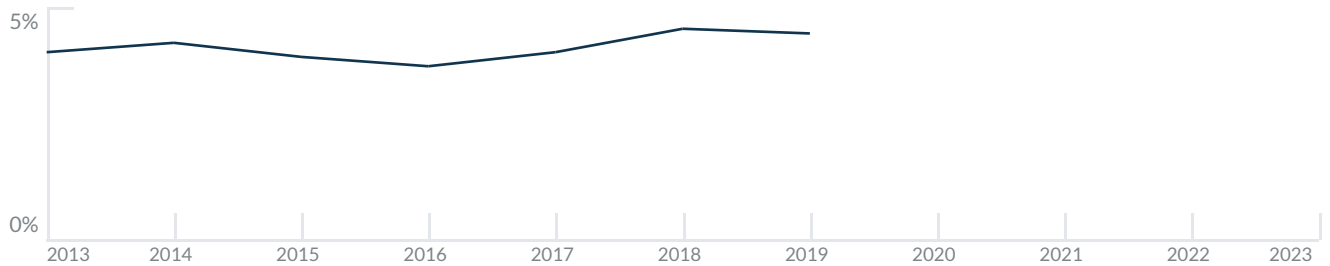


Mortgage Rates

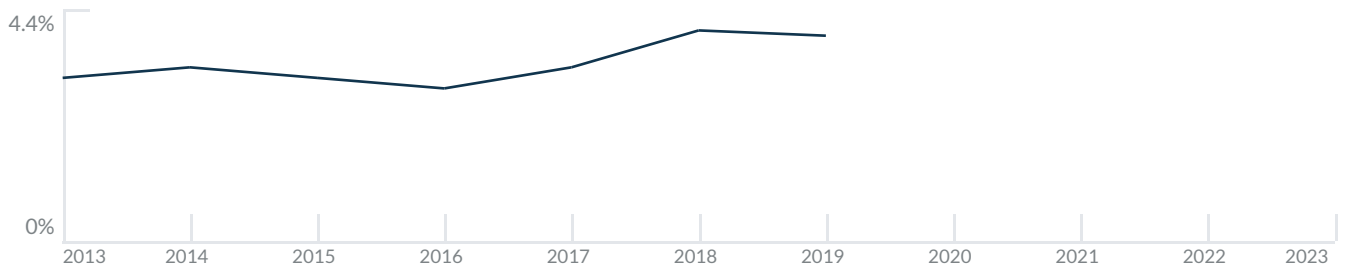
PER YEAR

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©

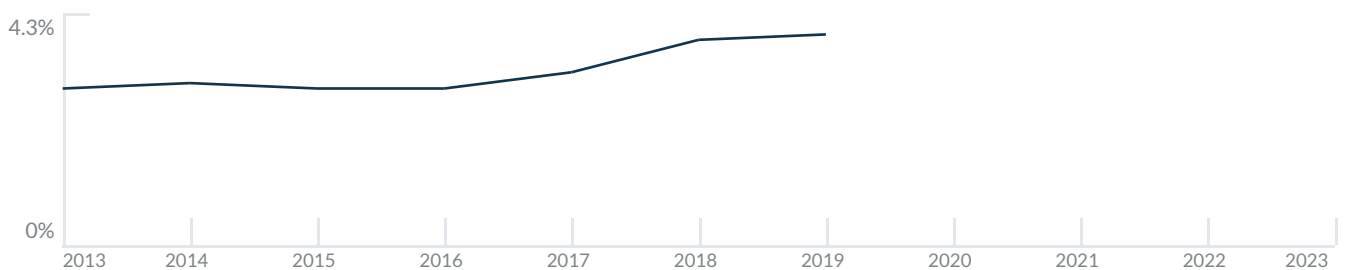
30 YEARS FIXED 4.4%



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 HOMES

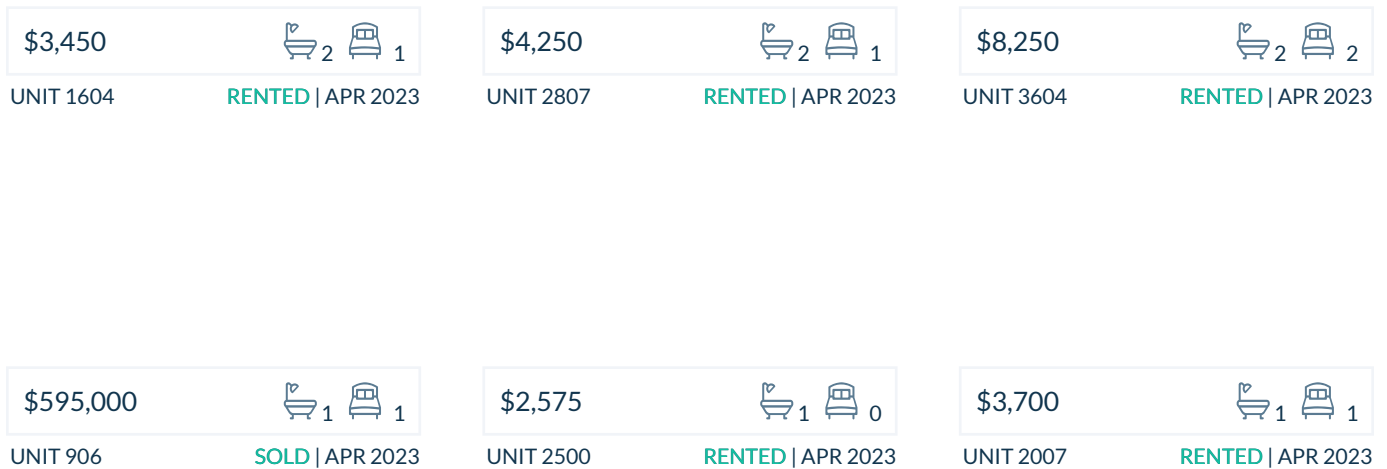
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN BRICKELL HOUSE HOMES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
906	\$595,000	1/1	\$854.9	696	Apr 2023	103
3604	\$997,000	2/2	\$931.8	1,070	Mar 2023	152
2305	\$598,000	1/1	\$859.2	696	Jan 2023	74
1808	\$560,000	1/1	\$798.9	701	Dec 2022	8
2105	\$560,000	1/1	\$804.6	696	Nov 2022	6
3307	\$790,000	2/2	\$815.3	969	Nov 2022	21
2104	\$529,900	1/1	\$755.9	701	Oct 2022	14
1001	\$519,900	1/1	\$669.1	777	Sep 2022	71
706	\$560,000	1/1	\$804.6	696	Sep 2022	21
1102	\$585,000	1/1	\$817.0	716	Sep 2022	100
2100	\$379,000	0/1	\$902.4	420	Sep 2022	11
1608	\$475,000	1/2	\$677.6	701	Sep 2022	7
2200	\$399,000	0/1	\$950.0	420	Sep 2022	156
3603	\$970,000	2/2	\$901.5	1,076	Aug 2022	7
2501	\$535,000	1/2	\$819.3	653	Jul 2022	37
2109	\$774,900	2/2	\$777.2	997	Jun 2022	20
3504	\$950,000	2/2	\$887.9	1,070	May 2022	14
2905	\$778,500	2/2	\$723.5	1,076	May 2022	13
606	\$530,000	1/1	\$704.8	752	May 2022	64
4201	\$1,890,000	3/4	\$799.2	2,365	May 2022	10

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE HOMES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1604	\$3,450	1/2	\$4.9	701	Apr 2023	21
2807	\$4,250	1/2	\$6.1	696	Apr 2023	48
3604	\$8,250	2/2	\$7.7	1,070	Apr 2023	10
2500	\$2,575	0/1	N/A	N/A	Apr 2023	41
2007	\$3,700	1/1	\$5.3	696	Apr 2023	46
2401	\$3,450	1/2	\$5.3	653	Feb 2023	67
607	\$3,500	1/2	\$5.0	701	Feb 2023	29
1702	\$5,500	2/2	\$5.4	1,012	Feb 2023	70
708	\$3,500	1/2	\$4.9	716	Jan 2023	42
1601	\$4,200	1/2	\$6.4	653	Jan 2023	8
3500	\$4,200	1/2	\$5.0	848	Jan 2023	35
2113	\$2,850	0/1	\$8.0	355	Dec 2022	35
1603	\$5,500	2/2	\$5.5	997	Dec 2022	45
1710	\$7,500	2/2	\$7.4	1,012	Dec 2022	49
802	\$3,550	1/1	\$5.0	716	Dec 2022	50
1812	\$2,400	0/1	\$6.6	362	Nov 2022	6
1102	\$3,850	1/2	\$5.4	716	Nov 2022	28
3401	\$4,500	2/3	\$4.6	969	Nov 2022	37
1903	\$4,500	2/2	\$4.5	997	Nov 2022	57
2904	\$6,500	2/2	\$6.1	1,070	Nov 2022	54

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU8-...	\$13,700,000	0/0	N/A	N/A	Dec 2022	TULUM INVES...
N/A	\$490,000	0/0	N/A	N/A	Nov 2022	N/A
CU7	\$3,500,000	0/0	N/A	N/A	Dec 2022	N/A
5	\$675,000	0/0	N/A	N/A	Aug 2022	JUAN J REND...
5	\$675,000	0/0	N/A	N/A	Feb 2023	JUAN J REND...
606	\$3,500/mth	1/2	\$5.0	696	Jan 2023	
701	\$3,350/mth	1/1	\$4.3	777	Mar 2023	N/A
807	\$4,950/mth	1/1	\$7.0	710	Apr 2023	N/A
808	\$3,590/mth	1/1	\$5.0	716	Apr 2023	Playa Technol...
902	\$4,500/mth	1/1	\$6.3	716	Apr 2023	JUAN J CALIG...
905	\$3,500/mth	0/1	\$9.3	375	Jan 2023	JULIO CITARE...
1001	\$4,600/mth	1/2	\$5.9	777	Dec 2022	DIEGO LUIS R...
1007	\$4,800/mth	1/2	\$6.8	701	Nov 2022	N/A
1007	\$4,850/mth	1/1	\$6.8	710	Nov 2022	N/A
1104	\$3,500/mth	1/1	\$5.0	696	Feb 2023	MARIA CARIN...
1105	\$475,000	0/1	\$1,266.7	375	Jan 2023	HUGO MITTO...
1601	\$3,600/mth	1/2	\$5.5	653	Apr 2023	N/A
1608	\$5,000/mth	1/2	\$7.1	701	Apr 2023	MIAMI MANA...
1613	\$2,750/mth	0/1	\$7.7	355	Apr 2023	N/A
1613	\$395,000	0/1	\$1,112.7	355	Apr 2023	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1703	\$7,500/mth	2/2	\$7.5	997	Nov 2022	RAFAEL MEN...
1710	\$5,600/mth	2/2	\$5.5	1012	Apr 2023	N/A
1800	\$3,000/mth	0/1	\$7.1	420	Apr 2023	GUSTAVO GA...
1802	\$760,000	2/2	\$751.0	1012	Nov 2022	MANUEL CAR...
1803	\$5,250/mth	2/2	\$5.3	997	Mar 2023	PASTOR TOM...
1806	\$2,550/mth	0/1	\$6.8	375	Nov 2022	
1900	\$3,500/mth	0/1	\$8.3	420	Nov 2022	N/A
1903	\$795,000	2/2	\$797.4	997	Aug 2022	N/A
1904	\$4,000/mth	1/1	\$5.7	701	Mar 2023	N/A
1905	\$4,250/mth	1/2	\$6.1	696	Apr 2023	MARCELO OS...
1909	\$5,900/mth	2/2	\$5.2	1136	Feb 2023	FABIO PERISS...
1910	\$6,300/mth	2/2	\$6.2	1012	Nov 2022	EDSON DE AR...
2002	\$5,800/mth	2/2	\$5.7	1012	Apr 2023	CECILIA AND...
2007	\$3,600/mth	1/2	\$5.2	696	Feb 2023	N/A
2013	\$2,650/mth	0/1	\$7.5	355	Mar 2023	
2104	\$655,000	1/1	\$934.4	701	Apr 2023	Carlos Blanco
2200	\$3,100/mth	0/1	\$7.4	420	Nov 2022	N/A
2200	\$2,800/mth	0/1	\$6.7	420	Apr 2023	N/A
2306	\$459,900	0/1	\$1,226.4	375	Mar 2023	N/A
2307	\$5,500/mth	1/2	\$7.9	696	Apr 2023	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2405	\$4,490/mth	1/2	\$6.5	696	Nov 2022	JOSE LATELLA
2412	\$498,000	0/1	\$1,375.7	362	Nov 2022	N/A
2412	\$489,000	0/1	\$1,350.8	362	Mar 2023	N/A
2607	\$3,750/mth	1/1	\$5.4	696	Nov 2022	N/A
2608	\$675,000	1/1	\$962.9	701	Dec 2022	ANIBAL FAZU...
2611	\$4,000/mth	1/2	\$6.1	653	Apr 2023	VALENTYN C...
2702	\$7,000/mth	2/2	\$6.3	1116	Nov 2022	N/A
2813	\$2,650/mth	0/1	\$7.5	355	Nov 2022	N/A
2904	\$998,000	2/2	\$932.7	1070	Jan 2023	N/A
2905	\$6,495/mth	2/2	\$6.0	1076	Nov 2022	
2907	\$5,400/mth	2/3	\$5.6	969	Feb 2023	N/A
3001	\$5,250/mth	2/3	\$5.4	969	Apr 2023	N/A
3002	\$1,119,000	3/3	\$855.5	1308	Feb 2023	PETER MANJ...
3003	\$6,900/mth	2/2	\$6.4	1076	Nov 2022	KLAUS TROTT...
3003	\$5,900/mth	2/2	\$5.5	1076	Nov 2022	KLAUS TROTT...
3100	\$899,000	1/2	\$1,060.1	848	Aug 2022	N/A
3100	\$870,000	1/2	\$1,025.9	848	Apr 2023	N/A
3201	\$8,500/mth	2/3	\$8.8	969	Jan 2023	PABLO J FON...
3204	\$5,900/mth	2/2	\$5.5	1070	Apr 2023	JING SHI
3208	\$950,000	2/2	\$825.4	1151	Apr 2023	BARBARA KA...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3208	\$5,000/mth	2/2	\$4.3	1151	Apr 2023	BARBARA KA...
3307	\$5,950/mth	2/2	\$6.1	969	Nov 2022	NELLY I DUEN...
3307	\$5,500/mth	2/3	\$5.0	1105	Feb 2023	NELLY I DUEN...
3506	\$6,950/mth	3/3	\$5.3	1308	Apr 2023	N/A
3508	\$1,099,000	2/3	\$954.8	1151	Apr 2023	N/A
3600	\$6,500/mth	1/2	\$7.7	848	Apr 2023	CENTINELA L...
3705	\$6,000/mth	2/3	\$5.2	1153	Dec 2022	LUIS LONS
4004	\$1,700,000	3/3	\$718.8	2365	Nov 2022	N/A
4200	\$6,800/mth	1/2	\$8.0	851	Nov 2022	MARIO L BEN...
4200	\$879,000	1/2	\$1,032.9	851	Nov 2022	MARIO L BEN...
4200	\$879,000	1/2	\$1,032.9	851	Feb 2023	MARIO L BEN...
4202	\$13,000/mth	2/3	\$8.0	1622	Nov 2022	N/A
4203	\$1,350,000	2/3	\$832.3	1622	Apr 2023	ROBERTO BE...
4304	\$1,790,000	3/4	\$756.9	2365	Feb 2023	CARMELO GI...