



Brickell Place

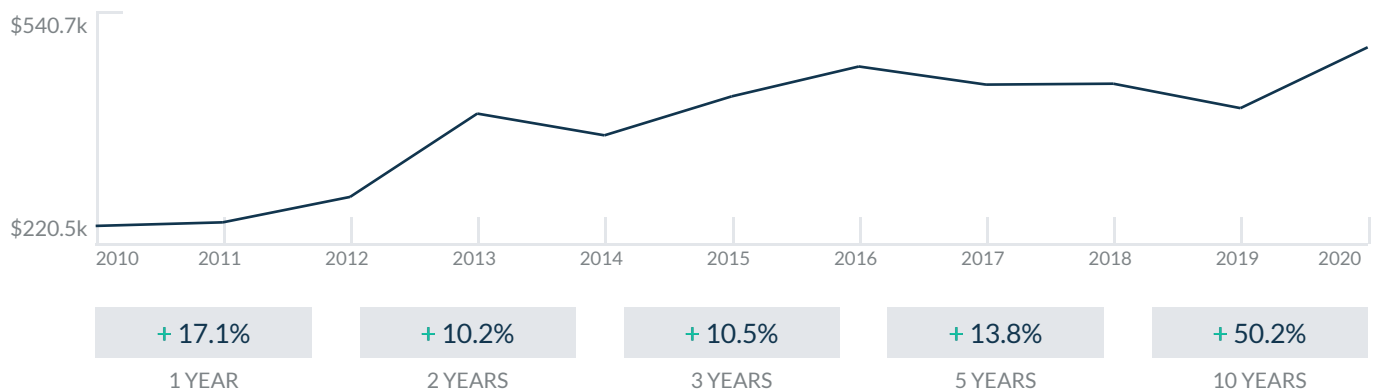
1901 Brickell Ave
Miami, FL 33129

Every month we compile this comprehensive market report focus on Brickell Place 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 brickellplace2condosforsale.com.

Property Stats

POSTAL CODE 33129

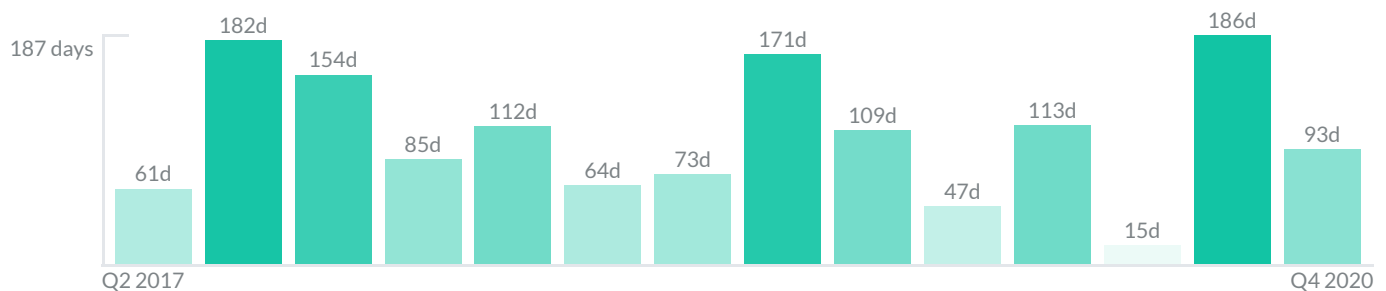
The property stats graph represents the median price evolution since ten years in your postal code area.



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 Excellence	Young Womens Preparatory Academy	Charter High School Of The Americas
1/10	10/10	10/10

Insights

IN BRICKELL PLACE

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

1 BED

\$351,000
AVERAGE PRICE

5 FOR SALE
3 FOR RENT

2 BEDS

\$889,000
AVERAGE PRICE

10 FOR SALE
3 FOR RENT

-0.4% to 4.8%

CAP RATE

Yearly net income when rent

3.3%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Brickell Place



\$440,000



UNIT A1813

SOLD | OCT 2020



\$1,700



UNIT A1110

RENTED | OCT 2020



\$465,000



UNIT A901

SOLD | SEP 2020



\$2,000



UNIT A1207

RENTED | SEP 2020



\$2,200



UNIT A1806

RENTED | JUL 2020



\$3,200



UNIT A1412

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN BRICKELL PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A1813	\$440,000	2/2	\$299.9	1,467	Oct 2020	93
A901	\$465,000	2/2	\$280.0	1,661	Sep 2020	186
B2409	\$689,900	3/3	\$216.3	3,189	Apr 2020	15
A1614	\$485,000	2/2	N/A	N/A	Mar 2020	216
B2110	\$319,000	1/2	\$302.1	1,056	Feb 2020	103
A1105	\$1,750	1/1	\$2.0	868	Jan 2020	20
A909	\$798,000	3/3	\$374.1	2,133	Dec 2019	31
B905	\$235,000	1/2	\$270.7	868	Nov 2019	92
A1101	\$449,000	2/2	\$270.3	1,661	Nov 2019	19
B2101	\$515,000	2/2	\$310.1	1,661	Sep 2019	62
A1905	\$245,000	1/2	\$282.3	868	Sep 2019	73
B1803	\$269,000	1/2	\$252.8	1,064	Aug 2019	104
B1514	\$575,000	2/2	\$333.7	1,723	Jul 2019	112
A607	\$269,000	1/2	\$252.8	1,064	Jul 2019	194
A1001	\$490,000	2/2	\$295.0	1,661	Jun 2019	180
B1512	\$410,000	2/2	\$301.0	1,362	Jun 2019	7
B511	\$374,000	2/2	\$274.6	1,362	Jun 2019	216
A2003	\$288,900	1/2	\$271.5	1,064	Apr 2019	281
A1205	\$318,000	1/2	\$366.4	868	Mar 2019	73
C1602	\$315,000	1/1	\$312.8	1,007	Jan 2019	65

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A1110	\$1,700	1/2	\$1.6	1,056	Oct 2020	143
A1207	\$2,000	1/2	\$1.9	1,064	Sep 2020	232
A1806	\$2,200	1/2	\$2.1	1,064	Jul 2020	158
A1412	\$3,200	2/2	\$2.3	1,362	Jul 2020	35
A1011	\$3,200	2/2	\$2.3	1,362	May 2020	45
B604	\$1,700	1/2	\$2.0	868	Apr 2020	190
A1705	\$1,800	1/2	\$2.1	868	Apr 2020	87
A1101	\$2,900	2/2	\$1.7	1,661	Mar 2020	72
B413	\$3,250	2/2	\$2.2	1,467	Dec 2019	131
B907	\$2,000	1/2	\$1.9	1,064	Dec 2019	88
B2412	\$2,800	2/2	\$2.1	1,362	Dec 2019	118
A808	\$3,200	2/2	\$1.9	1,661	Nov 2019	124
A1805	\$1,995	1/2	\$2.3	868	Nov 2019	12
1006	\$1,850	1/2	N/A	N/A	Nov 2019	162
B2007	\$2,200	1/2	\$2.1	1,064	Oct 2019	53
A2108	\$3,200	2/2	\$1.9	1,661	Sep 2019	37
B2106	\$2,200	1/2	\$2.1	1,064	Sep 2019	80
B610	\$1,800	1/2	\$1.7	1,056	Sep 2019	42
A-PH6	\$8,500	3/4	\$2.6	3,313	Sep 2019	45
B1504	\$1,800	1/2	\$2.1	868	Aug 2019	84

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-2	\$1,500,000	2/3	\$816.5	1837	Sep 2020	RICHARD H C...
B2308	\$500,000	2/2	\$301.0	1661	Oct 2020	ISABEL GUILTE...
THI	\$1,350,000	2/3	\$635.9	2123	Oct 2020	N/A
A1911	\$450,000	2/2	\$330.4	1362	Sep 2020	
A205	\$379,000	1/1	N/A	N/A	Sep 2020	DANIEL O FUL...
A1207	\$349,000	1/2	\$328.0	1064	Sep 2020	KARLA C RAM...
A1713	\$550,000	2/2	\$374.9	1467	Sep 2020	TULIO PAZ UR...
A1606	\$344,000	1/2	\$323.3	1064	Oct 2020	EMILIO ROSO
THXII	\$1,600,000	2/3	\$870.0	1839	Sep 2020	MARC BARGE...
A902	\$329,000	1/2	\$309.2	1064	Sep 2020	AKBAR MARV...
A1901	\$599,000	2/2	\$360.6	1661	Oct 2020	EDWARD REY...
THXII	\$5,000/mth	2/3	\$2.7	1839	Sep 2020	MARC BARGE...
A904	\$355,000	1/2	\$409.0	868	Sep 2020	HERNAN E Q...
A904	\$1,875/mth	1/2	\$2.2	868	Oct 2020	HERNAN E Q...
A1711	\$529,000	2/2	\$388.4	1362	Sep 2020	ALEJANDRO E...
A205	\$1,200/mth	1/0	\$3.1	386	Sep 2020	DANIEL O FUL...
A1111	\$3,000/mth	2/2	\$2.2	1362	Sep 2020	N/A
A1111	\$510,000	2/2	\$374.4	1362	Sep 2020	REFERENCE O...
TH10	\$1,298,000	2/3	\$706.6	1837	Oct 2020	PATRICK ABA...
A1604	\$1,950/mth	1/2	\$2.2	868	Oct 2020	SILVINA DELI...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
A2108	\$3,000/mth	2/2	\$1.8	1661	Oct 2020	N/A