

Market Report

February, 2021



Brickell Place

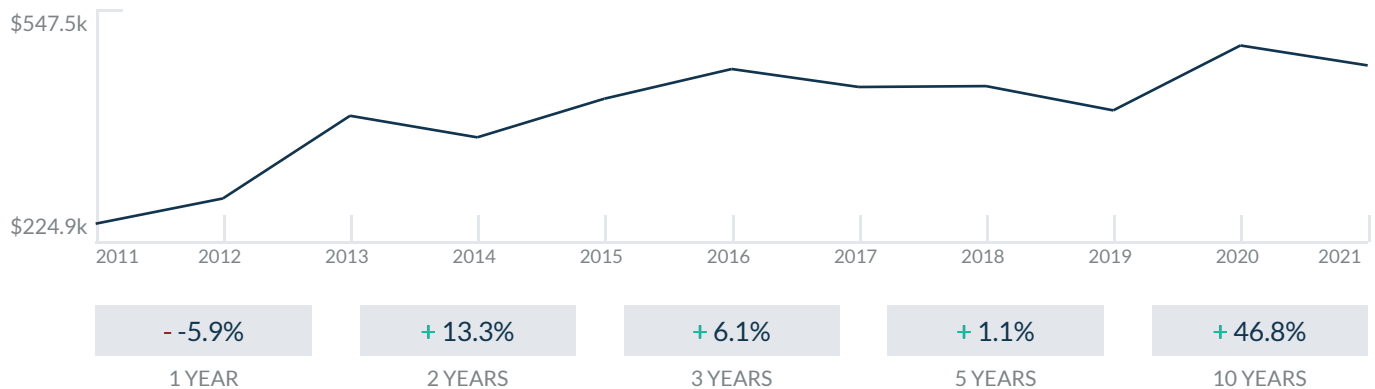
1901 Brickell Ave
Miami, FL 33129

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

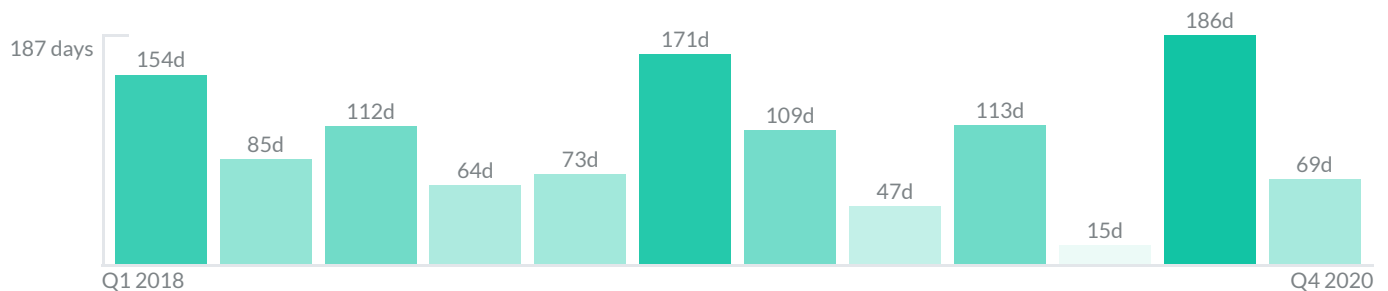
The property stats graph represents the median price evolution since ten years in your postal code area.



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

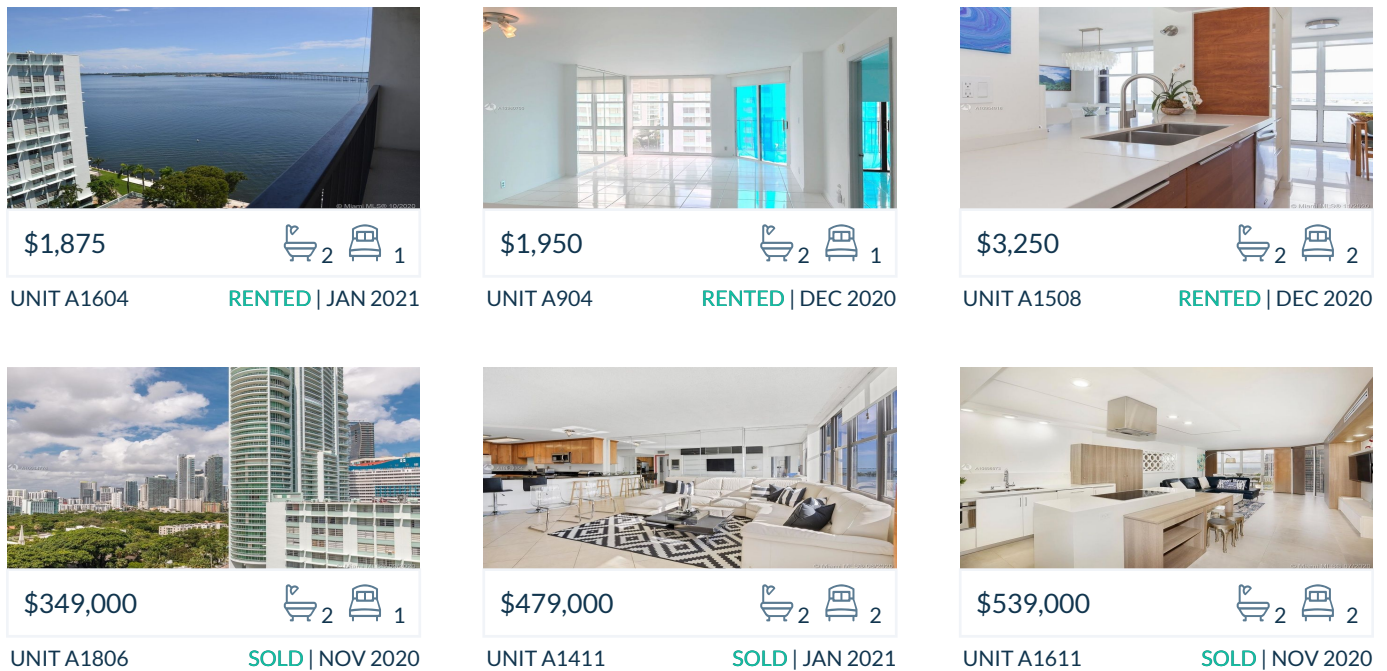
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN BRICKELL PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A1806	\$349,000	1/2	\$328.0	1,064	Nov 2020	15
A1411	\$479,000	2/2	\$351.7	1,362	Nov 2020	73
A1611	\$539,000	2/2	\$395.7	1,362	Nov 2020	94
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

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL PLACE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
A1604	\$1,875	1/2	\$2.2	868	Jan 2021	112
A904	\$1,950	1/2	N/A	N/A	Dec 2020	19
A1508	\$3,250	2/2	\$2.0	1,661	Dec 2020	8
THXII	\$5,000	2/3	\$2.7	1,839	Oct 2020	151
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-2	\$1,500,000	2/3	\$816.5	1837	Sep 2020	RICHARD H C...
A1606	\$344,000	1/2	\$323.3	1064	Jan 2021	EMILIO ROSO
THXII	\$1,600,000	2/3	\$870.0	1839	Nov 2020	MARC BARGE...
A1111	\$505,000	2/2	\$370.8	1362	Jan 2021	REFERENCE O...
A405	\$300,000	1/2	\$345.6	868	Dec 2020	JOAQUIN J C...
A205	\$200,000	0/0	\$518.1	386	Jan 2021	DANIEL O FUL...
N/A	\$150,000	0/0	N/A	N/A	Jan 2021	N/A
A610	\$2,100/mth	1/2	\$2.0	1056	Jan 2021	ISABELLA BEH...
A201	\$159,900	0/1	\$563.0	284	Jan 2021	MARIA DEL C...
A1212	\$475,000	2/2	\$348.8	1362	Jan 2021	EVELYN C CA...
A1602	\$319,000	1/2	\$299.8	1064	Jan 2021	N/A
APH9	\$990,000	3/3	\$389.6	2541	Jan 2021	MARIA TEREZ...
APH9	\$6,000/mth	3/3	\$2.4	2541	Jan 2021	MARIA TEREZ...
A602	\$319,000	1/2	\$299.8	1064	Jan 2021	DANETTE PER...