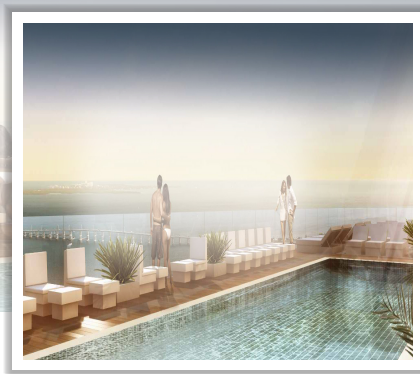


Market Report

August, 2024



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 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 brickellhousehomes.com.

Property Stats

POSTAL CODE 33131

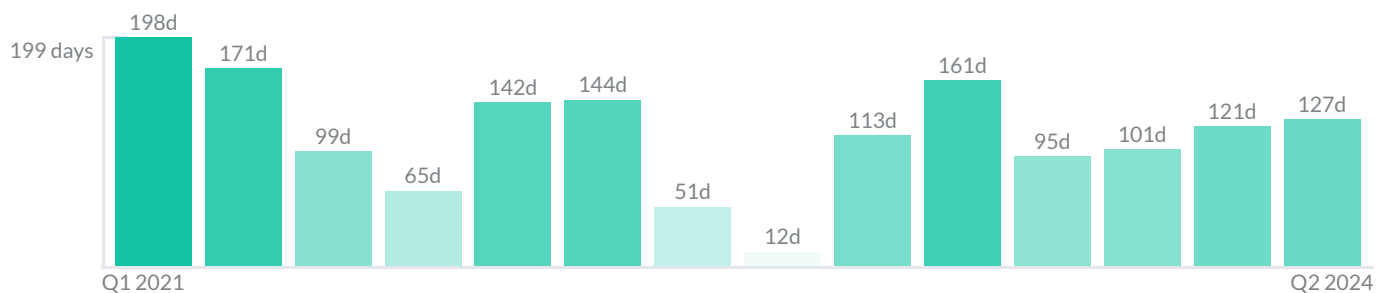
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

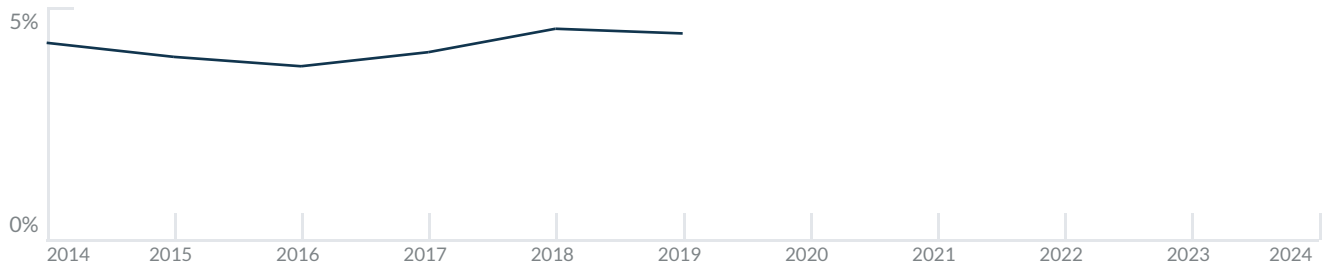


Mortgage Rates

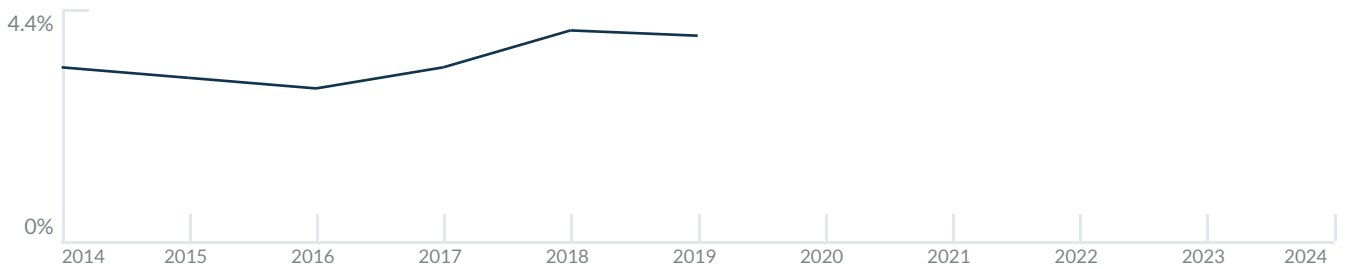
PER YEAR

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©

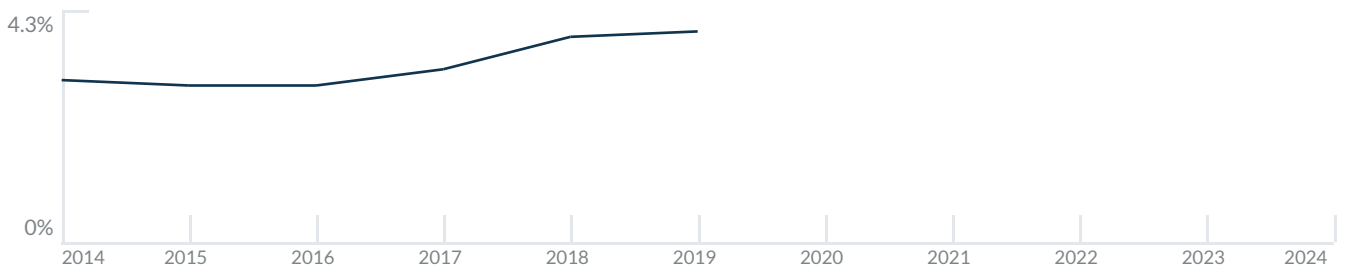
30 YEARS FIXED 4.4%



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

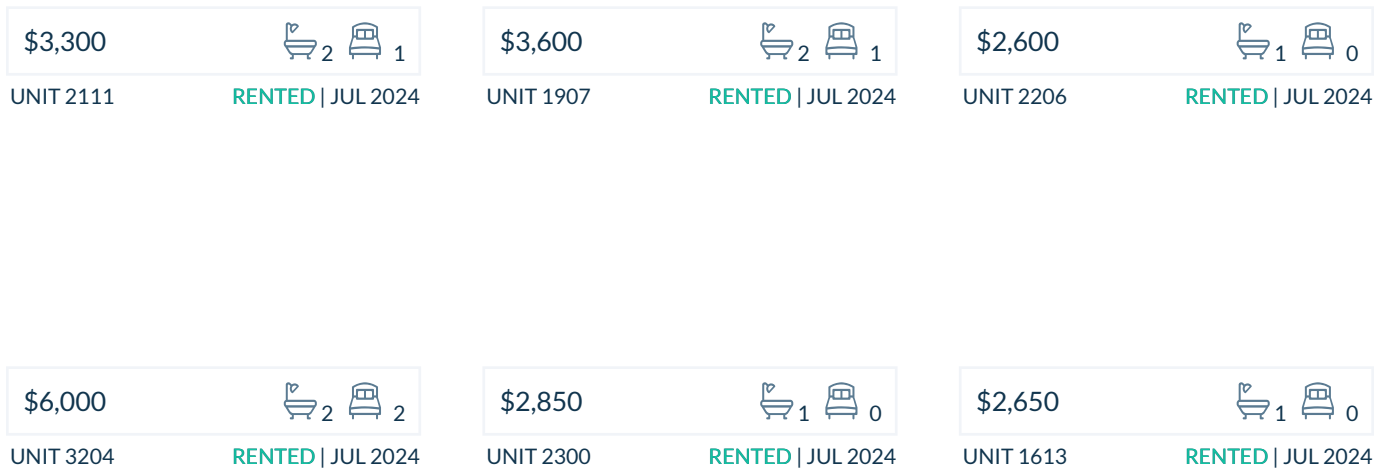
Below the average listing prices of available unit per property type.



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
3106	\$1,290,000	3/3	\$986.2	1,308	May 2024	17
3201	\$849,999	2/3	\$877.2	969	May 2024	138
703	\$574,000	1/1	\$818.8	701	May 2024	225
3202	\$1,250,000	3/3	\$955.7	1,308	Mar 2024	30
2905	\$1,049,000	2/2	\$974.9	1,076	Feb 2024	200
2202	\$829,000	2/2	\$819.2	1,012	Jan 2024	161
3207	\$875,000	2/3	\$903.0	969	Jan 2024	93
2811	\$589,000	1/2	\$902.0	653	Dec 2023	175
3606	\$1,175,000	3/3	\$898.3	1,308	Oct 2023	26
2104	\$655,000	1/1	\$934.4	701	Sep 2023	141
3505	\$1,099,000	2/2	\$1,021.4	1,076	Sep 2023	26
2800	\$425,000	0/1	\$1,011.9	420	Sep 2023	23
3901	\$2,350,000	3/4	\$993.7	2,365	Aug 2023	23
2002	\$850,000	2/2	\$839.9	1,012	Jul 2023	47
2608	\$655,000	1/1	\$934.4	701	Jul 2023	312
3002	\$1,119,000	3/3	\$855.5	1,308	Jun 2023	84
4203	\$1,350,000	2/3	\$832.3	1,622	May 2023	295
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

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE HOMES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2111	\$3,300	1/2	\$5.1	653	Jul 2024	125
1907	\$3,600	1/2	\$5.2	696	Jul 2024	38
2206	\$2,600	0/1	\$6.9	375	Jul 2024	33
3204	\$6,000	2/2	\$5.6	1,070	Jul 2024	57
2300	\$2,850	0/1	\$6.8	420	Jul 2024	12
1613	\$2,650	0/1	\$7.5	355	Jun 2024	34
1905	\$4,000	1/1	\$5.7	696	Jun 2024	13
1102	\$3,999	1/2	\$5.6	716	Jun 2024	62
3607	\$5,500	2/3	\$5.7	969	Jun 2024	90
1710	\$5,700	2/2	\$5.6	1,012	Jun 2024	93
2200	\$2,900	0/1	\$6.9	420	Jun 2024	27
2107	\$3,500	1/2	\$4.4	792	Jun 2024	20
3207	\$5,400	2/3	\$5.6	969	May 2024	105
4203	\$9,000	2/3	\$5.5	1,622	May 2024	26
2013	\$2,700	0/1	\$7.6	355	May 2024	31
2201	\$3,750	1/2	\$5.7	653	May 2024	62
3004	\$7,000	2/2	\$6.5	1,070	Apr 2024	39
1910	\$6,250	2/2	\$6.2	1,012	Apr 2024	205
2006	\$2,650	0/1	\$7.1	375	Apr 2024	56
3001	\$5,000	2/3	\$5.2	969	Apr 2024	76

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU6	\$9,500,000	0/0	N/A	N/A	May 2024	JUAN J REND...
8	\$11,500,000	0/0	N/A	N/A	Mar 2024	TULUM INVES...
603	\$3,480/mth	1/2	\$5.0	701	Jul 2024	N/A
604	\$3,750/mth	1/2	\$5.4	696	Apr 2024	N/A
604	\$3,750/mth	1/2	\$5.4	696	Jul 2024	N/A
705	\$3,150/mth	0/1	\$8.4	375	Apr 2024	FLORENCIA S...
802	\$3,699/mth	1/1	\$5.2	716	Jul 2024	N/A
804	\$590,000	1/1	\$847.7	696	Dec 2023	LUIS EUSTAQ...
804	\$589,000	1/2	\$846.3	696	Jun 2024	LUIS EUSTAQ...
805	\$3,300/mth	0/1	\$8.8	375	Apr 2024	N/A
809	\$650,000	1/1	\$836.6	777	Jul 2024	N/A
902	\$3,800/mth	1/1	\$5.3	716	Jul 2024	JUAN J CALIG...
1100	\$2,995/mth	1/1	\$4.7	644	Jul 2024	HUGO MORIN...
1107	\$3,850/mth	1/2	\$5.5	701	Apr 2024	MARCIO ALO...
1205	\$2,700/mth	0/1	\$7.2	375	Jul 2024	VLADIMIR AG...
1602	\$4,750/mth	2/2	\$4.7	1012	Apr 2024	WILLIANS J G...
1602	\$4,550/mth	2/2	\$4.5	1012	Jul 2024	WILLIANS J G...
1606	\$2,775/mth	0/1	\$7.4	375	Jul 2024	GEORGE J FE...
1607	\$4,400/mth	1/1	\$6.3	696	Jul 2024	N/A
1608	\$4,500/mth	1/2	\$6.4	701	Sep 2023	MIAMI MANA...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1802	\$5,500/mth	2/2	\$5.4	1012	May 2024	MANUEL CAR...
1806	\$3,300/mth	0/1	\$8.8	375	Mar 2024	
1807	\$3,600/mth	1/1	\$5.2	696	Jul 2024	N/A
1913	\$3,000/mth	0/1	\$8.5	355	Apr 2024	ROUPAR 1913...
2109	\$6,000/mth	2/2	\$6.0	997	Jul 2024	N/A
2109	\$6,000/mth	2/2	\$6.0	997	Jul 2024	N/A
2208	\$4,750/mth	1/1	\$6.8	701	Jul 2024	N/A
2212	\$3,000/mth	0/1	\$8.3	362	Jul 2024	N/A
2400	\$2,750/mth	0/1	\$6.5	420	Jul 2024	N/A
2401	\$3,500/mth	1/2	\$5.4	653	Jul 2024	N/A
2405	\$4,500/mth	1/2	\$6.5	696	Jun 2024	JOSE LATELLA
2509	\$6,500/mth	2/2	\$6.5	997	Jun 2024	N/A
2509	\$6,500/mth	2/2	\$6.5	997	Jul 2024	N/A
2701	\$4,100/mth	1/2	\$6.3	653	Jun 2024	JOSE S NAPOL...
2702	\$6,500/mth	2/2	\$5.8	1116	Jul 2024	N/A
2707	\$4,500/mth	1/2	\$6.5	696	Jun 2024	BRICKELLHO...
2900	\$4,200/mth	1/2	\$5.0	848	Jul 2024	N/A
3004	\$6,000/mth	2/2	\$5.6	1070	Jul 2024	N/A
3100	\$4,400/mth	1/2	\$5.2	848	Jul 2024	N/A
3206	\$6,000/mth	3/3	\$4.6	1308	Jun 2024	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3400	\$4,200/mth	1/2	\$5.0	848	Jun 2024	N/A
3400	\$750,000	1/2	\$777.2	965	May 2024	N/A
3508	\$970,000	2/3	\$842.7	1151	Apr 2024	N/A
3600	\$4,200/mth	1/2	\$5.0	848	May 2024	CENTINELA L...
3600	\$750,000	1/2	\$884.4	848	Apr 2024	CENTINELA L...
3601	\$6,250/mth	2/3	\$6.4	969	May 2024	FERNANDO R...
3804	\$13,500/mth	4/4	\$5.7	2365	May 2024	JUAN PABLO...
4000	\$4,200/mth	1/2	\$4.9	851	May 2024	N/A
4105	\$5,800/mth	2/3	\$5.0	1153	Jun 2024	N/A
4201	\$11,900/mth	3/4	\$5.0	2365	Jun 2024	
4201	\$2,295,000	3/4	\$970.4	2365	Jun 2024	
4400	\$12,500,000	5/8	\$1,811.1	6902	Apr 2024	N/A
4401	\$14,999,000	5/8	\$2,300.1	6521	May 2024	JESUS A QUIN...
4401	\$80,000/mth	5/8	\$12.3	6521	May 2024	JESUS A QUIN...