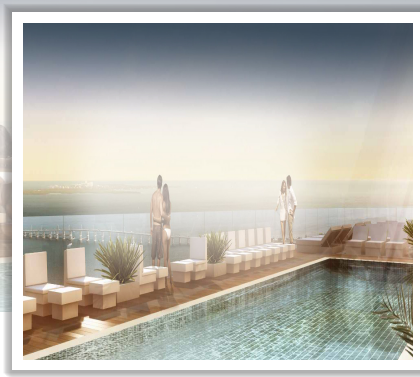


Market Report

December, 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 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

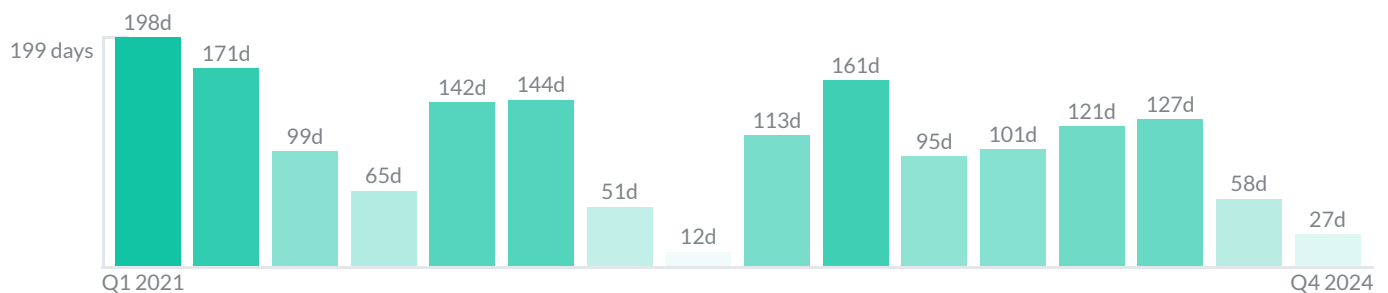
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

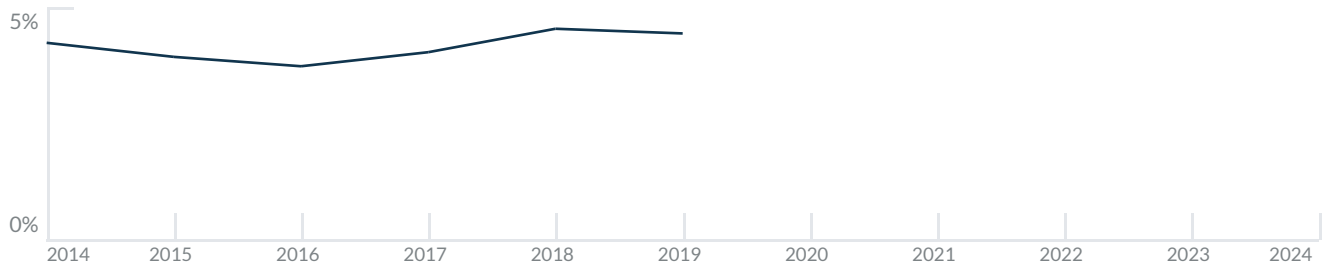


Mortgage Rates

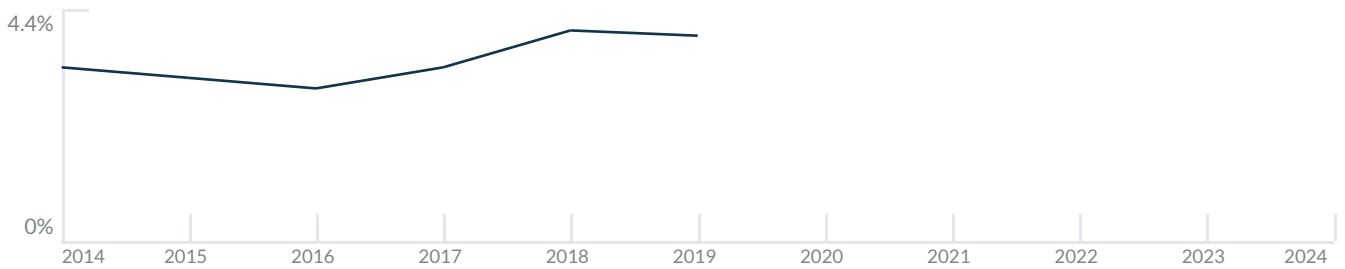
PER YEAR

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©

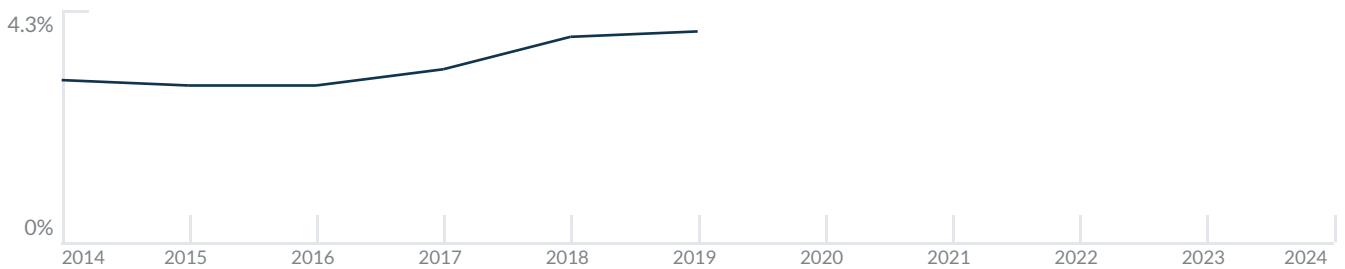
30 YEARS FIXED 4.4%



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

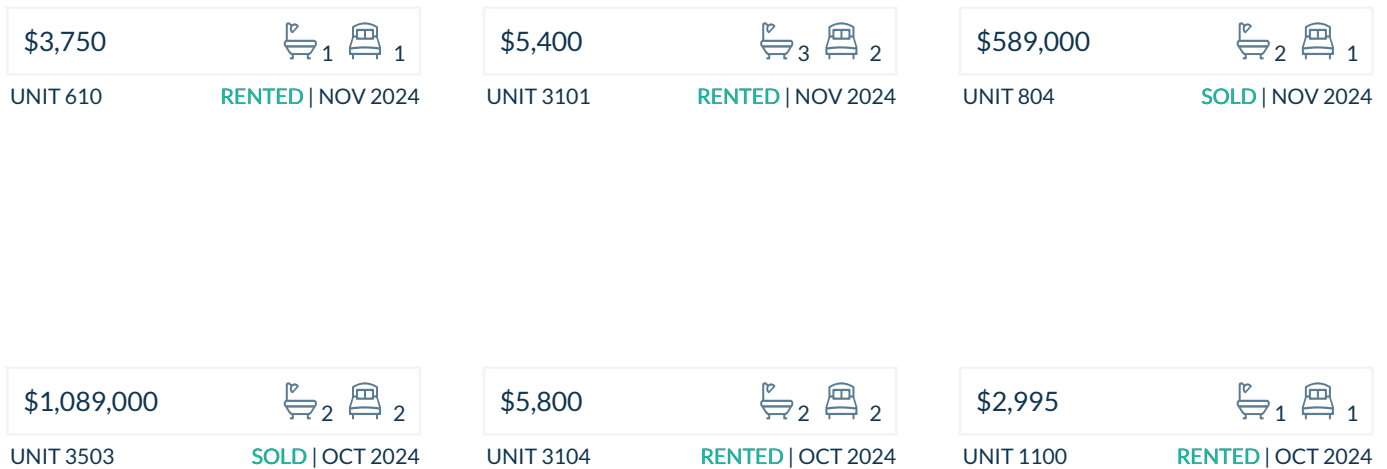
Below the average listing prices of available unit per property type.



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
804	\$589,000	1/2	\$846.3	696	Nov 2024	49
3503	\$1,089,000	2/2	\$920.5	1,183	Oct 2024	5
4201	\$2,295,000	3/4	\$970.4	2,365	Sep 2024	87
1207	\$625,000	1/2	\$891.6	701	Aug 2024	47
3305	\$1,145,000	2/2	\$1,064.1	1,076	Aug 2024	54
1802	\$870,000	2/2	\$859.7	1,012	Aug 2024	45
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

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HOUSE HOMES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
610	\$3,750	1/1	\$5.8	644	Nov 2024	78
3101	\$5,400	2/3	\$5.6	969	Nov 2024	6
3104	\$5,800	2/2	\$5.4	1,070	Oct 2024	12
1100	\$2,995	1/1	\$4.7	644	Oct 2024	139
1006	\$3,600	1/2	\$5.2	696	Oct 2024	23
3303	\$6,200	2/2	\$5.8	1,076	Sep 2024	20
1207	\$3,650	1/1	\$5.2	701	Sep 2024	21
3804	\$13,000	4/4	\$5.5	2,365	Sep 2024	34
706	\$4,700	1/2	\$6.8	696	Sep 2024	42
3506	\$6,250	3/3	\$4.8	1,308	Sep 2024	14
802	\$3,699	1/1	\$5.2	716	Sep 2024	37
2208	\$4,750	1/1	\$6.8	701	Sep 2024	148
2400	\$2,600	0/1	\$6.2	420	Sep 2024	57
902	\$3,595	1/1	\$5.0	716	Sep 2024	53
3208	\$5,300	2/2	\$4.6	1,151	Sep 2024	13
3600	\$4,200	1/2	\$5.0	848	Aug 2024	175
1807	\$3,600	1/1	\$5.2	696	Aug 2024	19
3302	\$6,300	3/3	\$4.8	1,308	Aug 2024	118
603	\$3,480	1/2	\$5.0	701	Aug 2024	25
2900	\$4,200	1/2	\$5.0	848	Aug 2024	21

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
CU6	\$9,500,000	0/0	N/A	N/A	May 2024	JUAN J REND...
PH44...	\$8,995,900	5/8	\$1,303.4	6902	Sep 2024	N/A
8	\$11,500,000	0/0	N/A	N/A	Mar 2024	TULUM INVES...
601	\$650,000	1/2	\$836.6	777	Nov 2024	ANTONIO F S...
601	\$4,500/mth	1/2	\$5.8	777	Nov 2024	ANTONIO F S...
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
604	\$3,400/mth	1/2	\$4.9	696	Sep 2024	N/A
705	\$3,150/mth	0/1	\$8.4	375	Apr 2024	FLORENCIA S...
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
808	\$3,450/mth	1/1	\$4.8	716	Nov 2024	Playa Technol...
809	\$620,000	1/1	\$797.9	777	Sep 2024	N/A
901	\$3,800/mth	1/2	\$4.9	777	Sep 2024	
904	\$3,600/mth	1/1	\$4.8	752	Nov 2024	N/A
906	\$4,500/mth	1/2	\$6.5	696	Sep 2024	MONICA J SA...
910	\$3,800/mth	1/1	\$5.9	644	Oct 2024	
1107	\$3,850/mth	1/2	\$5.5	701	Apr 2024	MARCIO ALO...
1205	\$2,700/mth	0/1	\$7.2	375	Aug 2024	VLADIMIR AG...

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1205	\$2,650/mth	0/1	\$7.1	375	Nov 2024	VLADIMIR AG...
1601	\$620,000	1/2	\$949.5	653	Oct 2024	N/A
1602	\$4,750/mth	2/2	\$4.7	1012	Apr 2024	WILLIANS J G...
1606	\$2,775/mth	0/1	\$7.4	375	Sep 2024	GEORGE J FE...
1607	\$4,200/mth	1/1	\$6.0	696	Nov 2024	N/A
1608	\$4,500/mth	1/2	\$6.4	701	Sep 2023	MIAMI MANA...
1707	\$3,500/mth	1/2	\$5.0	696	Nov 2024	ANTONIO RO...
1802	\$5,500/mth	2/2	\$5.4	1012	May 2024	MANUEL CAR...
1806	\$3,150/mth	0/1	\$8.4	375	Aug 2024	
1806	\$3,100/mth	0/1	\$8.3	375	Nov 2024	
1910	\$6,500/mth	2/2	\$6.4	1012	Sep 2024	EDSON DE AR...
1912	\$2,850/mth	0/1	\$7.9	362	Nov 2024	TONY CARLO...
1913	\$3,000/mth	0/1	\$8.5	355	Apr 2024	ROUPAR 1913...
2106	\$2,700/mth	0/1	\$7.2	375	Nov 2024	VLADIMIR AG...
2107	\$3,700/mth	1/2	\$5.3	696	Nov 2024	
2109	\$6,000/mth	2/2	\$6.0	997	Aug 2024	N/A
2109	\$6,000/mth	2/2	\$6.0	997	Jul 2024	N/A
2112	\$2,500/mth	0/1	\$6.9	362	Oct 2024	N/A
2208	\$4,500/mth	1/2	\$6.4	701	Nov 2024	N/A
2307	\$4,400/mth	1/2	\$6.3	696	Nov 2024	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2401	\$3,500/mth	1/2	\$5.4	653	Jul 2024	N/A
2405	\$4,200/mth	1/2	\$6.0	696	Aug 2024	JOSE LATELLA
2503	\$5,200/mth	2/2	\$5.2	997	Sep 2024	
2504	\$689,000	1/2	\$982.9	701	Nov 2024	SAEID MOJTA...
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
2509	\$6,500/mth	2/2	\$6.5	997	Aug 2024	N/A
2509	\$6,750/mth	2/2	\$6.8	997	Sep 2024	N/A
2509	\$6,750/mth	2/2	\$6.8	997	Oct 2024	N/A
2600	\$450,000	0/1	\$1,071.4	420	Oct 2024	MARCELO OS...
2603	\$4,990/mth	2/2	\$5.0	997	Nov 2024	COREDRIILL d...
2701	\$4,200/mth	1/2	\$6.4	653	Oct 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	Nov 2024	BRICKELLHO...
2713	\$2,700/mth	0/1	\$7.6	355	Sep 2024	PAMELA PAEZ
3400	\$4,200/mth	1/2	\$5.0	848	Aug 2024	N/A
3400	\$750,000	1/2	\$777.2	965	Oct 2024	N/A
3508	\$970,000	2/3	\$842.7	1151	Apr 2024	N/A
3600	\$750,000	1/2	\$884.4	848	Apr 2024	CENTINELA L...
3601	\$7,000/mth	2/3	\$7.2	969	Aug 2024	FERNANDO R...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3604	\$7,400/mth	2/2	\$6.9	1070	Sep 2024	N/A
3702	\$9,200/mth	2/3	\$5.7	1622	Oct 2024	N/A
3702	\$9,200/mth	2/3	\$5.7	1622	Nov 2024	N/A
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
4105	\$5,600/mth	2/3	\$4.9	1153	Aug 2024	N/A
4201	\$11,900/mth	3/4	\$5.0	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	\$65,000/mth	5/8	\$10.0	6521	Nov 2024	JESUS A QUIN...