

Market Report

July, 2019



Brickell on the River

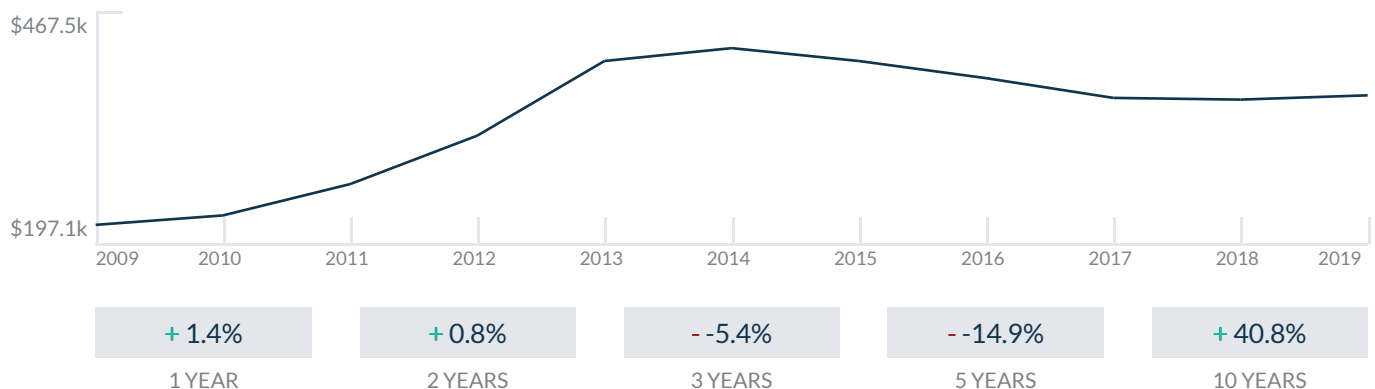
31 SE 5th ST
Miami, FL 33131

Every month we compile this comprehensive market report focus on Brickell on the River 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 brickellontherivercondosforsale.com.

Property Stats

POSTAL CODE 33131

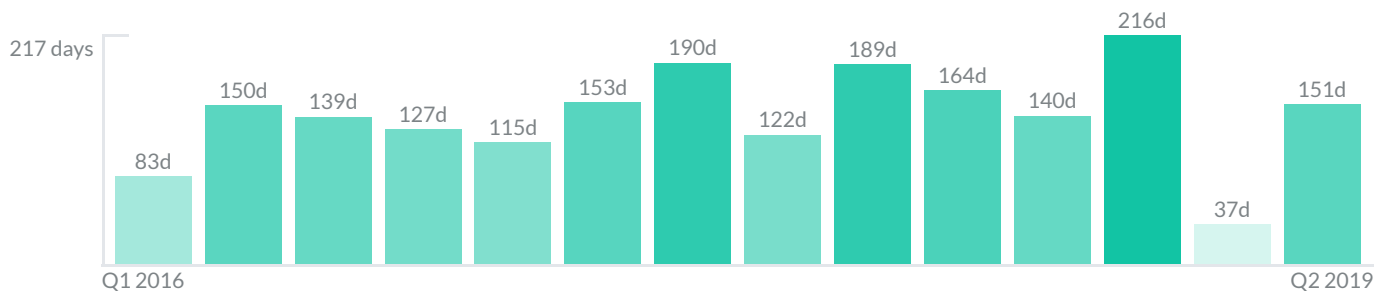
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

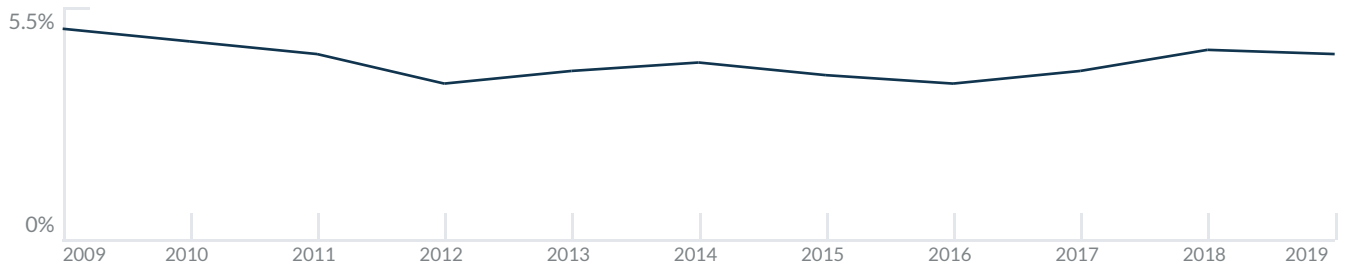


Mortgage Rates

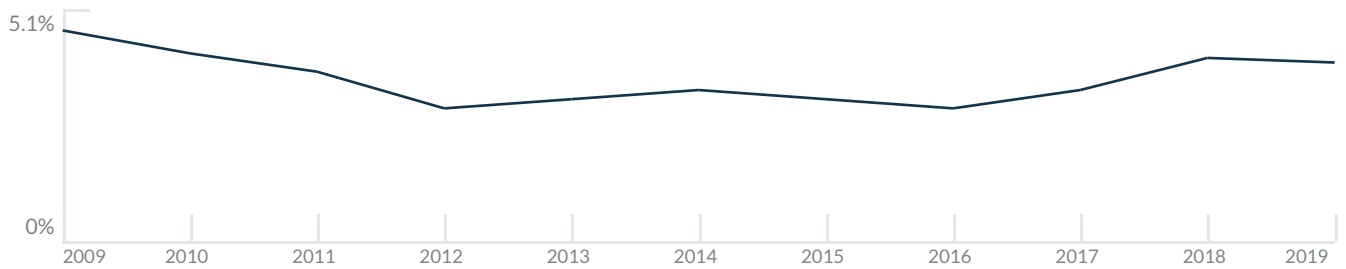
PER YEAR

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 For Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

Insights

IN BRICKELL ON THE RIVER

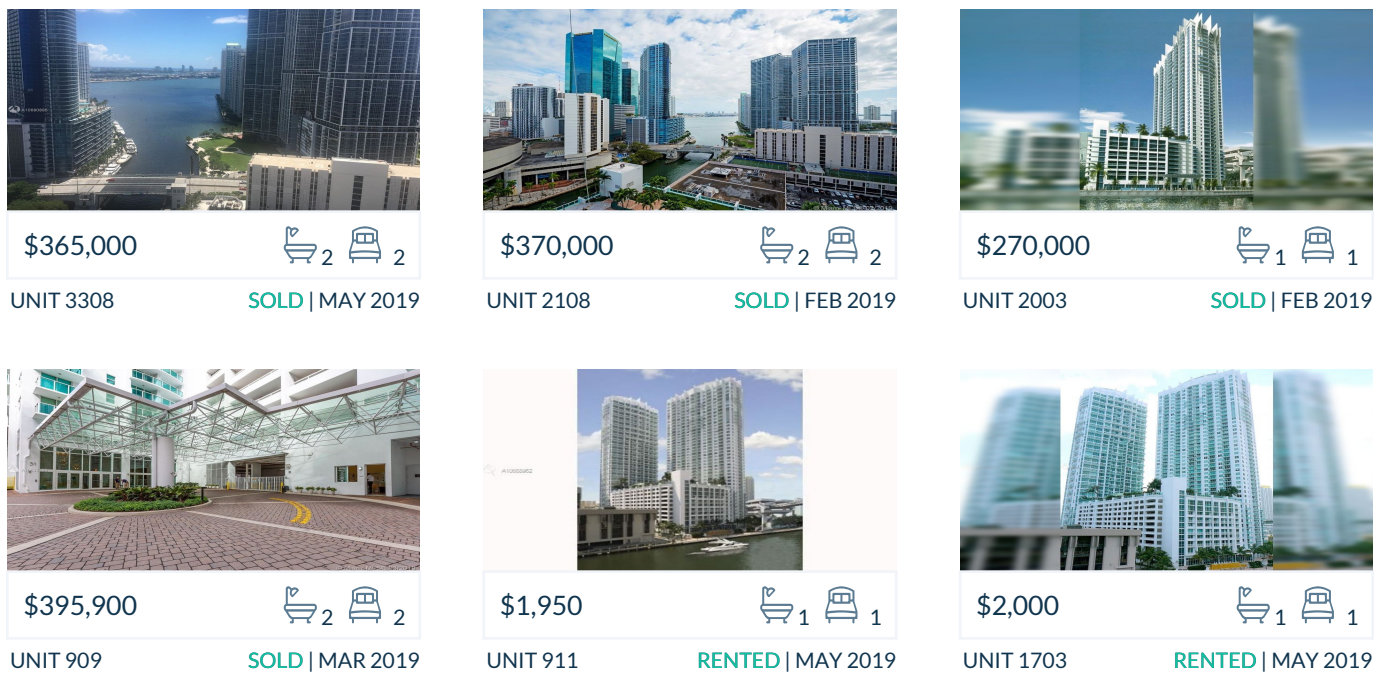
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Brickell on the River



Sold

LAST 20 PROPERTIES SOLD IN BRICKELL ON THE RIVER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2108	\$370,000	2/2	\$352.0	1,051	Jun 2019	123
3308	\$365,000	2/2	\$347.3	1,051	Jun 2019	14
2003	\$270,000	1/1	\$348.4	775	Jun 2019	69
909	\$395,900	2/2	\$262.2	1,510	Jun 2019	57
1412	\$299,000	1/1	\$282.6	1,058	Jun 2019	211
1814	\$299,000	1/1	\$302.9	987	Jun 2019	55
605	\$205,000	0/1	\$341.7	600	May 2019	612
2703	\$235,000	0/1	\$398.3	590	Apr 2019	63
2705	\$295,000	1/1	\$389.7	757	Apr 2019	157
3614	\$378,880	2/2	\$358.1	1,058	Mar 2019	70
N/A	\$300,000	0/0	\$161.3	1,860	Feb 2019	29
2905	\$249,900	1/1	\$330.1	757	Feb 2019	46
606	\$250,000	1/1	\$352.1	710	Jan 2019	2
1707	\$449,000	2/2	\$297.4	1,510	Jan 2019	58
2106	\$278,500	1/1	\$392.3	710	Jan 2019	14
1509	\$214,900	1/1	\$277.3	775	Dec 2018	163
2708	\$335,000	2/2	\$397.9	842	Dec 2018	64
1703	\$215,000	1/1	\$390.2	551	Dec 2018	640
1014	\$290,000	1/1	\$293.8	987	Dec 2018	112
2406	\$299,000	1/1	\$283.1	1,056	Nov 2018	215

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL ON THE RIVER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1217	\$2,485	2/2	\$2.0	1,267	Jun 2019	63
1703	\$2,000	1/1	\$2.6	775	Jun 2019	33
911	\$1,950	1/1	\$2.0	981	Jun 2019	28
1903	\$2,300	1/1	\$2.4	952	Jun 2019	77
3517	\$2,600	2/2	\$2.2	1,157	Jun 2019	21
912	\$2,100	1/1	\$2.0	1,058	Jun 2019	36
1911	\$2,350	1/1	\$2.2	1,058	Jun 2019	3
1603	\$1,660	0/1	\$3.0	551	May 2019	125
1114	\$2,100	1/1	\$2.1	987	May 2019	19
1101	\$2,850	2/2	\$2.2	1,267	May 2019	48
505	\$1,950	1/1	\$2.6	757	May 2019	20
1403	\$1,650	0/1	\$3.0	551	May 2019	63
1509	\$2,050	1/1	\$2.6	775	May 2019	12
1605	\$2,275	1/1	\$2.3	981	May 2019	27
2312	\$2,150	1/1	\$2.0	1,058	May 2019	46
2305	\$1,950	1/1	\$2.6	757	May 2019	21
2509	\$1,950	1/1	\$2.5	775	Apr 2019	41
2111	\$2,300	1/1	\$2.3	981	Apr 2019	12
4214	\$2,750	2/2	\$2.6	1,057	Apr 2019	27
1802	\$2,675	2/2	\$2.1	1,289	Apr 2019	80

Currently Listed

ACTIVE LISTINGS 1/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$2,000/mth	1/1	\$2.6	757	Jun 2019	N/A
203	\$295,000	1/1	\$380.6	775	Jan 2017	DAMIAN GAV...
302	\$429,900	2/2	N/A	N/A	Jan 2019	N/A
317	\$364,000	2/2	\$287.3	1267	Jun 2017	ABDULKADIR...
401	\$345,000	2/2	\$272.3	1267	Mar 2019	N/A
409	\$279,900	1/1	\$361.2	775	Jun 2019	N/A
412	\$265,000	1/1	\$250.5	1058	Jun 2019	N/A
512	\$290,000	1/1	\$274.1	1058	Jul 2018	N/A
603	\$290,000	1/1	\$374.2	775	Apr 2017	APOLONIO T...
703	\$2,149/mth	1/1	\$2.3	952	May 2019	N/A
717	\$379,900	2/2	\$299.8	1267	Feb 2019	N/A
802	\$385,000	2/2	\$378.9	1016	Oct 2018	N/A
806	\$330,000	1/2	\$387.3	852	Jan 2018	N/A
807	\$355,000	1/1	\$469.0	757	Feb 2019	N/A
901	\$349,500	2/2	\$312.9	1117	Apr 2018	JOSE M GARC...
904	\$294,900	1/1	\$373.3	790	Sep 2018	N/A
1001	\$379,000	2/2	\$339.6	1116	Mar 2019	N/A
1002	\$2,300/mth	1/1	\$2.5	917	Aug 2018	LUDNER MAL...
1002	\$330,000	2/2	\$324.8	1016	Feb 2019	N/A
1003	\$2,100/mth	1/1	\$2.2	952	May 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1006	\$249,000	1/1	\$350.7	710	Jan 2017	N/A
1008	\$430,000	2/2	\$306.7	1402	Jun 2018	GADIR II REAL...
1017	\$440,000	2/2	\$347.3	1267	Oct 2015	N/A
1104	\$400,000	2/2	\$380.6	1051	Jan 2018	N/A
1107	\$257,000	1/1	\$339.5	757	Mar 2019	N/A
1107	\$3,950/mth	2/2	\$2.6	1510	Jun 2019	N/A
1108	\$339,000	2/2	\$402.6	842	Feb 2019	N/A
1111	\$2,300/mth	1/1	\$2.3	981	Jan 2019	N/A
1117	\$3,150/mth	2/2	\$2.5	1260	Jun 2019	N/A
1202	\$375,000	2/2	\$337.8	1110	Jun 2019	N/A
1205	\$350,000	1/1	\$356.8	981	Jul 2018	MARKO JOCIC
1208	\$380,000	2/2	\$361.6	1051	Oct 2018	N/A
1208	\$2,600/mth	2/2	\$2.5	1051	Apr 2019	N/A
1210	\$2,700/mth	2/2	\$2.4	1110	Feb 2019	N/A
1211	\$350,000	2/2	\$313.3	1117	Dec 2018	N/A
1214	\$289,000	1/1	\$292.8	987	Nov 2018	N/A
1304	\$290,000	1/1	\$293.8	987	Jun 2019	N/A
1304	\$2,000/mth	1/1	\$2.0	987	Jun 2019	N/A
1310	\$435,000	2/2	\$301.9	1441	Feb 2019	N/A
1401	\$475,000	2/2	\$374.9	1267	Apr 2016	N/A

Currently Listed

ACTIVE LISTINGS 3/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1402	\$345,000	2/2	\$339.6	1016	Oct 2018	N/A
1406	\$299,950	1/1	\$284.0	1056	Jan 2019	N/A
1408	\$3,700/mth	2/2	\$2.6	1402	Jun 2019	N/A
1504	\$2,050/mth	1/1	\$2.1	987	May 2019	N/A
1505	\$280,000	1/1	\$369.9	757	Dec 2017	MIGUEL G &...
1506	\$259,995	1/1	\$324.2	802	Jan 2019	N/A
1507	\$499,000	2/2	\$330.5	1510	Jan 2018	STEPHAN P W...
1510	\$475,000	2/2	\$329.6	1441	Oct 2018	N/A
1601	\$520,000	2/2	\$410.4	1267	Jan 2018	JUAN PEDRO...
1601	\$2,650/mth	2/2	\$2.4	1117	Mar 2019	N/A
1603	\$280,000	0/1	\$508.2	551	Jan 2018	N/A
1607	\$440,000	2/2	\$368.2	1195	Jul 2016	KAZIM RECAI...
1608	\$382,500	2/2	\$363.9	1051	Jun 2019	N/A
1608	\$2,550/mth	2/2	\$2.4	1051	Jun 2019	N/A
1609	\$440,000	2/2	\$291.4	1510	May 2019	N/A
1610	\$2,800/mth	2/2	\$1.9	1441	Apr 2019	N/A
1611	\$2,200/mth	1/1	\$2.2	981	Jun 2019	N/A
1615	\$2,100/mth	1/1	\$2.2	952	Jun 2019	N/A
1701	\$375,000	2/2	\$336.0	1116	Jul 2018	N/A
1704	\$269,900	1/1	\$375.4	719	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 4/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1707	\$449,000	2/2	\$297.4	1510	Jan 2019	N/A
1707	\$2,900/mth	2/2	\$1.9	1510	Mar 2019	N/A
1708	\$385,000	2/2	N/A	N/A	Jan 2018	N/A
1710	\$395,000	2/2	\$355.9	1110	Jan 2018	N/A
1710	\$2,550/mth	2/2	\$2.3	1110	Apr 2019	N/A
1717	\$420,000	2/2	\$331.5	1267	May 2017	N/A
1802	\$460,000	2/2	\$356.9	1289	Jan 2019	N/A
1803	\$310,000	1/1	\$400.0	775	Jul 2018	EWER AGUIAR
1803	\$230,000	0/1	\$417.4	551	Aug 2018	N/A
1807	\$449,000	2/2	\$413.4	1086	Mar 2019	N/A
1811	\$2,100/mth	1/1	\$2.1	981	May 2019	N/A
1817	\$420,000	2/2	\$331.5	1267	Aug 2016	ANTONIO LO...
1902	\$2,950/mth	2/2	\$2.7	1110	Apr 2019	N/A
1904	\$299,000	1/1	\$415.9	719	Dec 2018	N/A
1908	\$440,000	2/2	\$313.8	1402	Mar 2019	N/A
2007	\$450,000	2/2	\$298.0	1510	Jan 2019	N/A
2007	\$2,250/mth	1/1	\$3.0	757	Jun 2019	N/A
2008	\$390,000	2/2	\$463.2	842	Jul 2018	N/A
2017	\$399,000	2/2	\$314.9	1267	Feb 2019	N/A
2101	\$379,000	2/2	\$339.6	1116	Dec 2018	N/A

Currently Listed

ACTIVE LISTINGS 5/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2207	\$460,000	2/2	\$423.6	1086	Oct 2018	N/A
2210	\$445,000	2/2	\$308.8	1441	Oct 2018	N/A
2211	\$2,200/mth	1/1	\$2.2	981	Jun 2019	N/A
2306	\$269,900	2/1	\$341.6	790	Jan 2019	N/A
2310	\$3,300/mth	2/2	\$2.3	1441	May 2019	N/A
2408	\$395,000	2/2	\$413.6	955	Nov 2017	BRUNO MAR...
2409	\$3,000/mth	2/2	\$2.0	1510	Jun 2019	N/A
2501	\$400,000	2/2	\$358.1	1117	Jan 2018	N/A
2504	\$298,000	1/1	\$414.5	719	May 2018	N/A
2507	\$391,000	2/2	\$360.0	1086	Mar 2019	N/A
2508	\$2,800/mth	2/2	\$3.3	842	Oct 2018	N/A
2508	\$400,000	2/2	\$475.1	842	Oct 2018	N/A
2508	\$385,000	2/2	\$366.3	1051	Apr 2019	N/A
2511	\$379,000	2/2	\$339.3	1117	Jan 2019	N/A
2601	\$410,000	2/2	\$367.1	1117	Nov 2018	N/A
2604	\$375,000	1/2	\$440.1	852	Jul 2017	N/A
2701	\$490,000	2/2	\$439.1	1116	Aug 2018	N/A
2702	\$2,500/mth	2/2	\$2.3	1110	Jun 2019	N/A
2706	\$285,000	1/1	\$396.4	719	Sep 2018	N/A
2808	\$430,000	2/2	\$409.1	1051	Aug 2017	N/A

Currently Listed

ACTIVE LISTINGS 6/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2810	\$430,000	2/2	\$387.4	1110	Apr 2016	N/A
3105	\$320,000	1/1	\$422.7	757	Jun 2019	N/A
3106	\$2,400/mth	1/1	\$2.7	902	Jun 2019	N/A
3205	\$299,000	1/1	\$395.0	757	May 2019	N/A
3207	\$279,000	1/1	\$368.6	757	Mar 2019	N/A
3207	\$2,000/mth	1/1	\$2.6	757	Mar 2019	N/A
3208	\$2,500/mth	2/2	\$2.4	1051	May 2019	N/A
3301	\$450,000	2/2	\$402.9	1117	Apr 2016	N/A
3305	\$2,250/mth	1/1	N/A	N/A	Jun 2019	N/A
3418	\$530,000	3/2	\$373.5	1419	May 2019	N/A
3519	\$3,100/mth	2/2	\$2.7	1157	Jun 2019	N/A
3617	\$369,000	2/2	\$318.9	1157	Apr 2019	N/A
3716	\$3,200/mth	2/2	\$2.4	1335	Jun 2019	N/A
3721	\$565,000	3/2	\$373.4	1513	Feb 2019	N/A
3818	\$539,000	3/2	\$379.8	1419	Jan 2019	N/A
3912	\$690,000	3/2	\$486.3	1419	Mar 2019	N/A
3921	\$569,000	3/2	\$376.1	1513	Oct 2018	N/A
4116	\$593,000	2/2	\$444.2	1335	May 2019	N/A
4118	\$535,000	3/2	\$377.0	1419	Aug 2018	GRETCHEN J...
4212	\$735,000	3/2	\$518.0	1419	Mar 2018	N/A

Currently Listed

ACTIVE LISTINGS 7/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4217	\$420,000	2/2	\$363.0	1157	Oct 2018	N/A
4315	\$575,000	3/2	\$380.0	1513	Jan 2019	N/A
4321	\$589,900	3/2	\$389.9	1513	Jun 2019	N/A