



## Brickell on the River

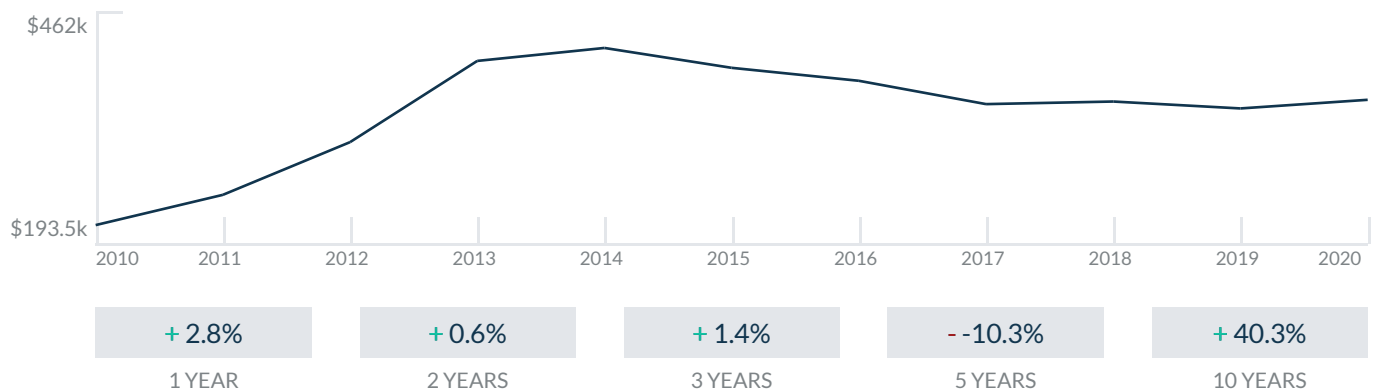
31 SE 5th ST  
Miami, FL 33131

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](http://brickellontherivercondosforsale.com).

## Property Stats

POSTAL CODE 33131

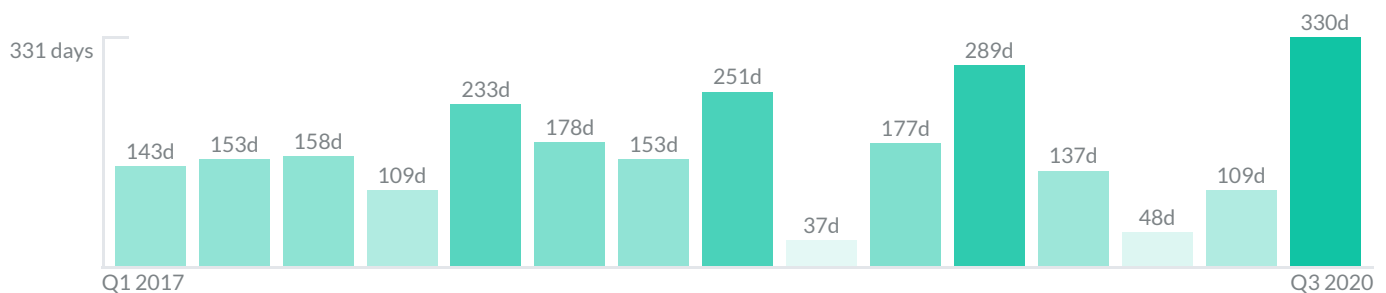
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

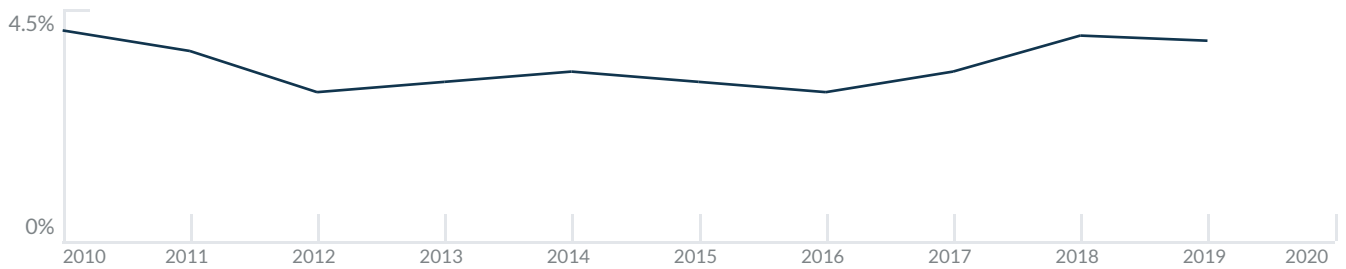
PER YEAR

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©

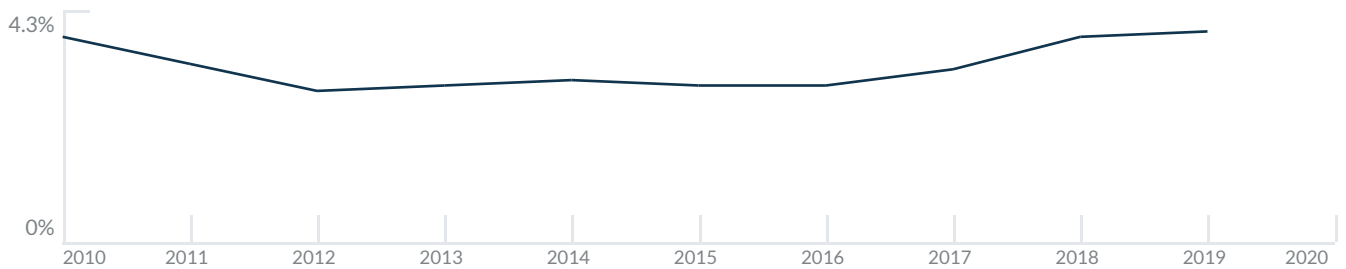
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

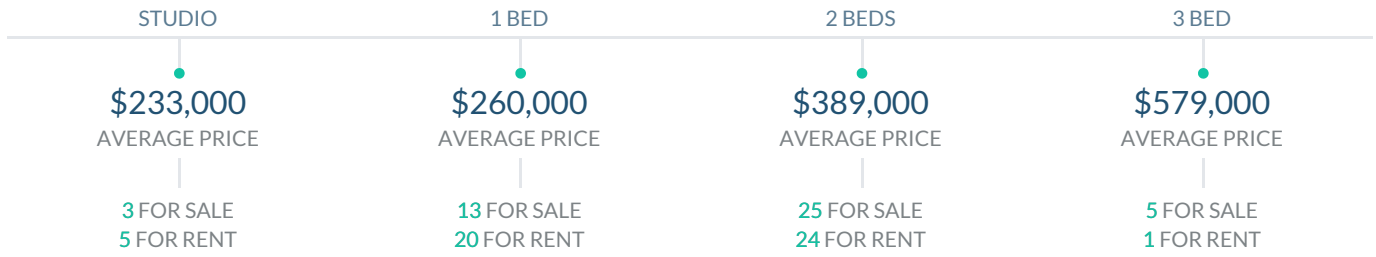
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire Eng	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

# Insights

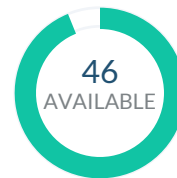
IN BRICKELL ON THE RIVER

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



-5.3% to 73.2%  
CAP RATE  
Yearly net income when rent

3.7%  
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 on the River

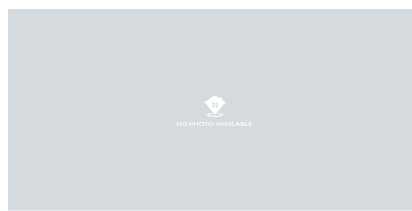


\$1,950



UNIT 2704

RENTED | AUG 2020

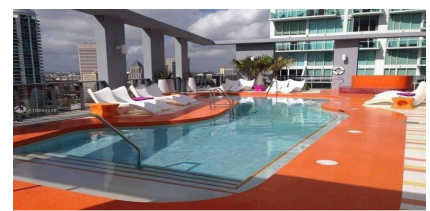


\$285,000



UNIT 1214

SOLD | AUG 2020

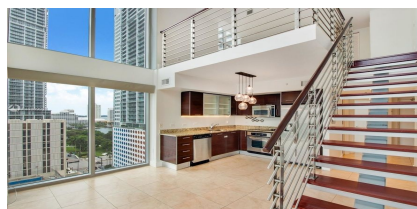


\$1,800



UNIT 2705

RENTED | AUG 2020



\$370,000



UNIT 901

SOLD | AUG 2020

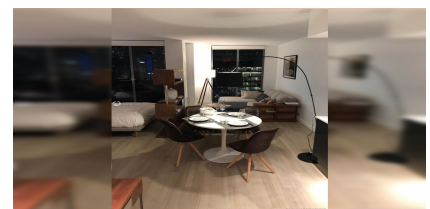


\$2,300



UNIT 2214

RENTED | AUG 2020



\$1,850



UNIT 2205

RENTED | AUG 2020

## Sold

LAST 20 PROPERTIES SOLD IN BRICKELL ON THE RIVER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1214	\$285,000	1/2	\$288.8	987	Aug 2020	59
901	\$370,000	2/2	\$292.0	1,267	Aug 2020	5
2401	\$398,000	2/2	\$314.1	1,267	Aug 2020	4
1002	\$290,999	1/1	\$262.2	1,110	Jul 2020	305
806	\$259,000	1/2	\$304.0	852	Jul 2020	876
2601	\$369,000	2/2	\$330.6	1,116	Jul 2020	25
917	\$365,000	2/2	\$288.1	1,267	Jul 2020	112
4019	\$392,500	2/2	\$339.2	1,157	Jul 2020	102
1401	\$475,000	2/2	\$374.9	1,267	Jul 2020	1481
1116	\$379,000	2/2	\$294.0	1,289	Jun 2020	131
2511	\$379,000	2/2	\$339.3	1,117	Jun 2020	40
907	\$250,000	1/1	\$330.3	757	Jun 2020	79
3105	\$295,000	1/1	\$389.7	757	Jun 2020	283
1807	\$270,000	1/1	\$356.7	757	Jun 2020	172
1917	\$365,000	2/2	\$288.1	1,267	May 2020	54
1812	\$295,000	1/2	\$278.8	1,058	Apr 2020	187
1801	\$379,000	2/2	\$299.1	1,267	Apr 2020	36
1701	\$355,000	2/2	\$318.1	1,116	Apr 2020	50
705	\$275,000	1/2	\$280.3	981	Apr 2020	56
2416	\$395,000	2/2	\$306.4	1,289	Mar 2020	2

## Rented

LAST 20 PROPERTIES RENTED IN BRICKELL ON THE RIVER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2704	\$1,950	1/2	\$2.7	719	Aug 2020	57
2705	\$1,800	0/1	\$3.3	545	Aug 2020	24
2214	\$2,300	1/2	\$2.3	987	Aug 2020	37
2205	\$1,850	0/1	\$3.4	545	Aug 2020	14
706	\$1,850	1/2	\$2.3	790	Aug 2020	90
3916	\$3,200	2/2	\$2.4	1,335	Aug 2020	38
1610	\$2,700	2/2	\$1.9	1,441	Aug 2020	51
304	\$1,950	1/2	\$2.0	987	Aug 2020	19
701	\$3,000	3/2	\$2.7	1,116	Aug 2020	21
1807	\$2,300	2/2	\$2.1	1,086	Aug 2020	107
601	\$2,500	2/2	\$2.2	1,116	Aug 2020	52
2301	\$2,550	2/2	\$2.3	1,117	Aug 2020	27
3912	\$3,500	3/3	\$2.5	1,419	Aug 2020	18
3107	\$1,990	1/1	\$2.6	757	Jul 2020	6
1510	\$2,650	2/2	\$1.8	1,441	Jul 2020	78
603	\$2,000	1/1	\$2.6	775	Jul 2020	35
4119	\$2,800	2/2	\$2.4	1,157	Jul 2020	69
1001	\$2,450	2/2	\$2.2	1,116	Jul 2020	67
1110	\$2,550	2/2	\$2.3	1,110	Jul 2020	75
1104	\$2,150	1/2	\$2.2	987	Jul 2020	66

## Currently Listed

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ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
306	\$229,900	1/2	\$323.8	710	Aug 2020	N/A
308	\$335,000	2/2	\$397.9	842	Jul 2020	N/A
317	\$349,000	2/2	\$275.5	1267	Aug 2020	ABDULKADIR...
403	\$289,500	1/1	\$373.5	775	Aug 2020	ALYSSA ANN...
408	\$399,000	2/2	\$284.6	1402	Jul 2020	ALESSANDRA...
409	\$275,000	1/1	\$354.8	775	Aug 2020	MAGDA BOR...
501	\$345,000	2/2	\$309.1	1116	Aug 2020	NIMA ANVAR...
502	\$2,600/mth	2/2	\$2.6	1016	Aug 2020	N/A
502	\$323,000	2/2	\$317.9	1016	Aug 2020	N/A
502	\$2,250/mth	2/2	\$1.7	1289	Aug 2020	ERROL S MILA...
503	\$1,650/mth	0/1	\$3.0	551	Aug 2020	NORTH INVE...
512	\$290,000	1/2	\$274.1	1058	Aug 2020	NICOLINA MA...
603	\$2,000/mth	0/1	\$3.6	551	Aug 2020	CARLOS ROSSO
605	\$1,850/mth	1/1	\$2.4	757	Aug 2020	BEATRIZ EUG...
608	\$2,250/mth	2/2	\$2.7	842	Aug 2020	N/A
702	\$299,000	1/1	\$326.1	917	Dec 2019	
702	\$345,000	2/2	\$339.6	1016	Jul 2020	JOSE ADAMES
717	\$3,000/mth	2/2	\$2.4	1267	Aug 2020	LEIF FERNAN...
802	\$2,100/mth	1/1	\$2.3	917	Aug 2020	ALBERTO JAV...
803	\$255,000	1/1	\$329.0	775	Aug 2020	MIA INVESTM...

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
805	\$215,000	0/1	\$394.5	545	Aug 2020	N/A
807	\$2,600/mth	2/2	\$2.4	1086	Aug 2020	N/A
807	\$354,000	2/2	\$326.0	1086	Aug 2020	N/A
807	\$439,000	2/2	\$290.7	1510	Jul 2020	FRANCISCO...
808	\$2,300/mth	2/2	\$2.3	1022	Aug 2020	N/A
815	\$2,100	1/1	\$2.2	952	Feb 2020	YAU C YEUNG
904	\$294,900	1/2	\$373.3	790	Aug 2020	N/A
908	\$2,600/mth	2/2	\$1.9	1402	Aug 2020	FABRICIO C M...
1003	\$2,000/mth	1/2	\$2.1	952	Aug 2020	JOSE J CASTR...
1008	\$2,700/mth	2/2	\$1.9	1402	Jul 2020	GADIR II REAL...
1105	\$1,600/mth	0/1	\$2.9	545	Aug 2020	PATRICIO DA...
1106	\$1,800/mth	1/2	\$2.5	710	Aug 2020	PATRICIO DA...
1108	\$320,000	2/2	\$380.0	842	Jul 2020	N/A
1108	\$2,550/mth	2/2	\$1.8	1402	Jul 2020	ANSENYS Y H...
1108	\$2,000/mth	1/1	\$2.6	775	Aug 2020	MARIA DOLO...
1203	\$2,100/mth	1/1	\$2.7	775	Aug 2020	MONICA RIN...
1206	\$2,250/mth	1/2	\$3.2	710	Aug 2020	N/A
1208	\$2,600/mth	2/2	\$2.5	1051	Aug 2020	NILS SILVA
1210	\$2,700/mth	2/2	\$2.4	1110	Jul 2020	VALTER SAPO...
1216	\$2,450/mth	2/2	\$1.9	1289	Aug 2020	MASAMITSU...

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1307	\$430,000	2/2	\$284.8	1510	Aug 2020	WALDEMAR...
1312	\$2,100/mth	1/2	\$2.0	1058	Aug 2020	RAAFAT IBRA...
1402	\$341,000	2/2	\$335.6	1016	Jul 2020	N/A
1404	\$2,550/mth	2/2	\$2.4	1051	Aug 2020	
1414	\$325,000	1/2	\$329.3	987	Jul 2020	
1504	\$1,950/mth	1/2	\$2.7	719	Aug 2020	MARIA DE LIB...
1505	\$280,000	1/1	\$369.9	757	Aug 2020	MIGUEL G &...
1508	\$2,850/mth	2/2	\$2.0	1402	Aug 2020	JELUI AWADA
1508	\$419,000	2/2	\$298.9	1402	Aug 2020	JELUI AWADA
1511	\$2,100/mth	1/2	\$2.1	981	Aug 2020	AMR SALAH E...
1701	\$395,000	2/2	\$353.6	1117	Aug 2020	JUAN ARAUJ...
1704	\$249,000	1/2	\$346.3	719	Jul 2020	N/A
1802	\$420,000	2/2	\$378.4	1110	Jul 2020	JUAN C GAVI...
1803	\$230,000	0/1	\$417.4	551	Aug 2020	N/A
1817	\$2,600/mth	2/2	\$2.1	1267	Jul 2020	ANTONIO LO...
1905	\$1,600/mth	0/1	\$2.9	545	Aug 2020	
1906	\$2,200/mth	1/1	\$2.1	1056	Oct 2019	N/A
1908	\$415,000	2/2	\$296.0	1402	Jul 2020	
1910	\$2,650/mth	2/2	\$2.4	1110	Jul 2020	ARANJUEZ SE...
2001	\$3,450/mth	2/2	\$3.1	1117	Aug 2020	JUDITH PATE...



## Currently Listed

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ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2002	\$349,900	2/2	\$344.4	1016	Aug 2020	N/A
2006	\$2,200/mth	1/2	\$2.4	902	Jul 2020	GERMAN RIV...
2108	\$419,000	2/2	\$398.7	1051	Aug 2020	JORGE EDUA...
2202	\$2,400/mth	2/2	\$1.9	1235	Aug 2020	PATRICIO DA...
2204	\$399,000	2/2	\$379.6	1051	Aug 2020	FRANCK KIM...
2204	\$2,100/mth	1/2	\$2.9	719	Aug 2020	N/A
2207	\$354,000	2/2	\$326.0	1086	Aug 2020	N/A
2217	\$549,900	2/2	\$434.0	1267	Aug 2020	MIGUEL EDU...
2305	\$1,800/mth	0/1	N/A	N/A	Aug 2020	
2308	\$2,500/mth	2/2	N/A	N/A	Aug 2020	
2404	\$1,950/mth	1/2	\$2.3	852	Aug 2020	N/A
2405	\$1,975/mth	1/1	\$2.6	757	Aug 2020	MARIA ASUN...
2411	\$2,300/mth	1/2	\$2.3	981	Aug 2020	JUAN P BOTE...
2504	\$2,700/mth	2/2	\$2.6	1051	Aug 2020	
2506	\$2,200/mth	1/2	\$3.1	710	Aug 2020	N/A
2508	\$2,600/mth	2/2	\$3.1	842	Aug 2020	N/A
2606	\$2,100/mth	1/1	\$1.9	1086	Aug 2020	FRANCISCO...
2607	\$2,900/mth	2/2	\$2.7	1086	Aug 2020	N/A
2705	\$255,000	0/1	\$467.9	545	Jul 2020	N/A
2810	\$2,700/mth	2/2	\$2.4	1110	Jul 2020	

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2910	\$449,900	2/2	\$405.3	1110	Jul 2020	N/A
3006	\$2,400/mth	1/2	\$2.7	902	Aug 2020	IVONNE AGUI...
3203	\$2,350/mth	1/1	\$3.0	775	Jul 2020	
3203	\$315,000	1/1	N/A	N/A	Jul 2020	
3207	\$280,000	1/1	\$369.9	757	Jul 2020	JAIME F MUNI...
3210	\$379,000	2/2	\$341.4	1110	Jul 2020	LIBIA CARRAS...
3416	\$2,950/mth	2/3	\$2.2	1335	Aug 2020	MANUEL PEREZ
3617	\$390,000	2/2	\$337.1	1157	Jul 2020	
3621	\$625,000	3/3	\$413.1	1513	Jul 2020	KARINE JAAR
3621	\$3,550/mth	3/3	\$2.3	1513	Jul 2020	KARINE JAAR
3721	\$494,000	3/3	N/A	N/A	Jul 2020	EMILIO BRUNO
3818	\$524,900	3/3	\$369.9	1419	Jul 2020	THOMAS VOT...
3912	\$680,000	3/3	\$479.2	1419	Jul 2020	NEPTUNO CO...
3921	\$569,000	3/3	N/A	N/A	Jul 2020	BRUNO MERC...
4017	\$399,000	2/2	\$344.9	1157	Aug 2020	MARTIN MAN...
4219	\$399,000	2/2	\$344.9	1157	Aug 2020	GUIDO M BRI...