

Market Report

October, 2021



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

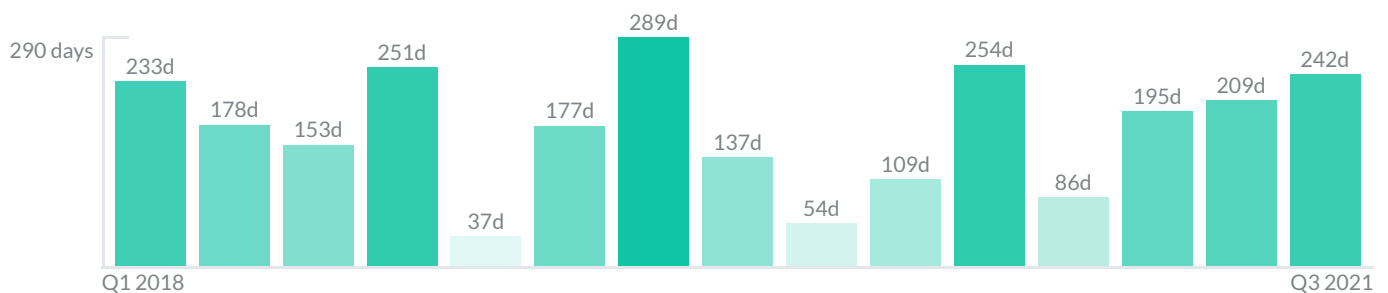
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

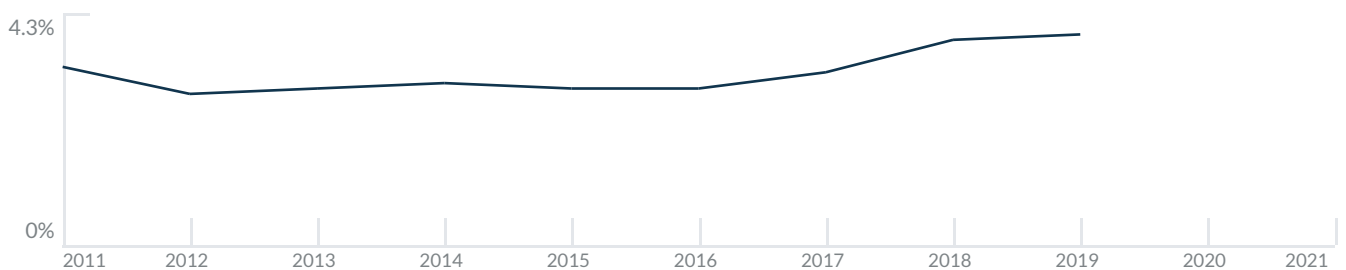
30 YEARS FIXED 4.4%



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

Insights

IN BRICKELL ON THE RIVER

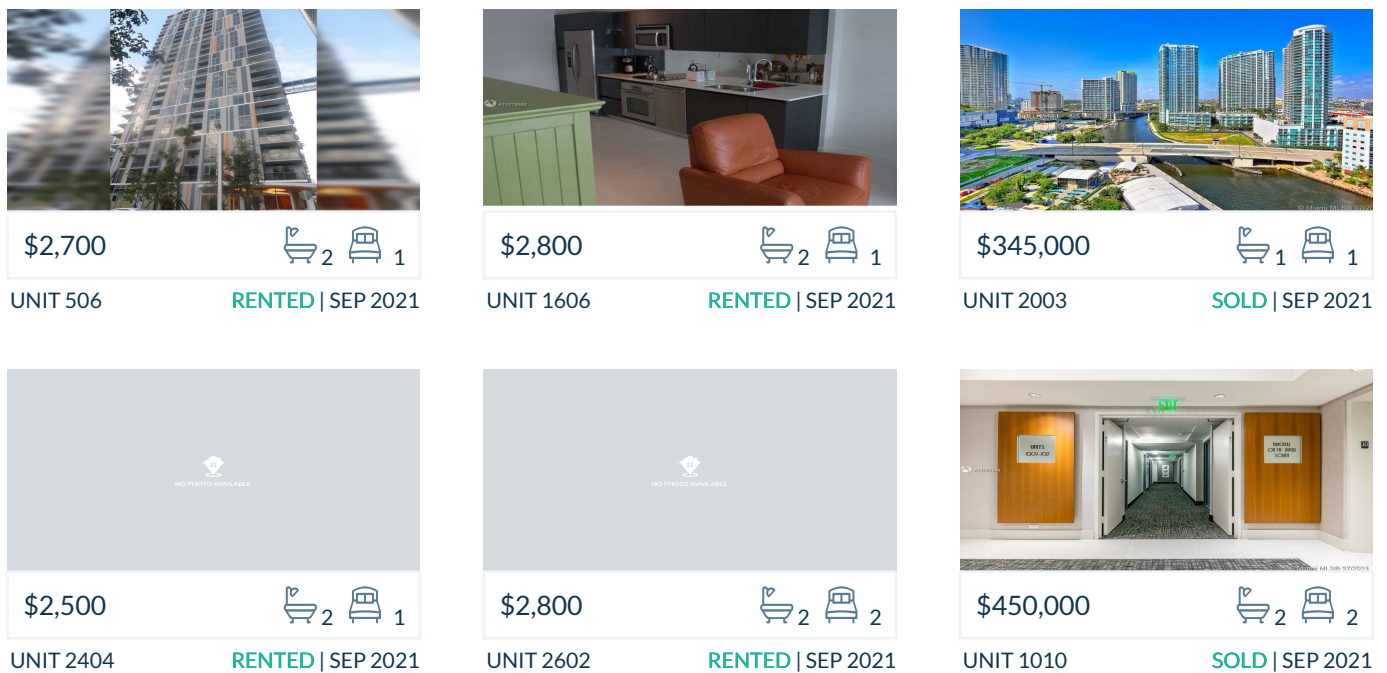
Below the average listing prices of available unit per property type.



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
2003	\$345,000	1/1	\$445.2	775	Sep 2021	21
1010	\$450,000	2/2	\$312.3	1,441	Sep 2021	16
203	\$295,000	1/1	\$380.6	775	Aug 2021	1687
2415	\$340,000	1/2	\$357.1	952	Aug 2021	50
2002	\$349,000	2/2	\$343.5	1,016	Aug 2021	164
1007	\$367,500	2/2	\$338.4	1,086	Aug 2021	6
712	\$328,500	1/2	\$310.5	1,058	Aug 2021	25
2407	\$495,000	2/2	\$327.8	1,510	Aug 2021	144
1803	\$230,000	0/1	\$417.4	551	Aug 2021	49
3205	\$308,000	1/1	\$406.9	757	Aug 2021	518
3419	\$430,000	2/2	\$371.7	1,157	Aug 2021	52
1905	\$245,000	0/1	\$449.5	545	Aug 2021	30
1807	\$350,000	2/2	\$322.3	1,086	Aug 2021	107
306	\$315,000	1/2	\$298.3	1,056	Aug 2021	51
603	\$280,000	1/1	\$361.3	775	Aug 2021	1465
3103	\$315,000	1/1	\$406.5	775	Aug 2021	14
1710	\$430,000	2/2	\$387.4	1,110	Jul 2021	698
407	\$335,000	2/2	\$308.5	1,086	Jul 2021	125
617	\$412,000	2/2	\$325.2	1,267	Jul 2021	26
1608	\$399,500	2/2	\$380.1	1,051	Jul 2021	60

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL ON THE RIVER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
506	\$2,700	1/2	\$3.8	710	Sep 2021	13
1606	\$2,800	1/2	\$3.3	852	Sep 2021	55
2404	\$2,500	1/2	\$2.9	852	Sep 2021	5
2602	\$2,800	2/2	\$2.5	1,135	Sep 2021	7
2403	\$2,000	0/1	\$3.6	551	Sep 2021	3
4317	\$3,750	2/2	\$3.2	1,157	Sep 2021	12
1505	\$2,900	1/2	\$3.0	981	Sep 2021	24
701	\$4,000	2/2	\$3.3	1,220	Sep 2021	1
302	\$2,850	2/2	\$2.2	1,289	Sep 2021	N/A
2003	\$3,000	1/2	\$3.2	952	Aug 2021	5
1605	\$2,000	1/1	\$2.6	757	Aug 2021	93
902	\$2,650	2/2	\$2.6	1,016	Aug 2021	26
2205	\$2,700	0/1	\$5.0	545	Aug 2021	5
1811	\$3,250	2/2	\$2.9	1,117	Aug 2021	7
712	\$2,750	1/2	\$2.6	1,058	Aug 2021	1
3618	\$4,650	3/3	\$3.3	1,419	Aug 2021	48
2002	\$3,000	2/2	\$2.3	1,289	Aug 2021	3
304	\$2,450	1/2	\$2.5	987	Aug 2021	32
706	\$2,200	1/2	\$3.1	710	Aug 2021	9
805	\$1,950	0/1	\$3.6	545	Aug 2021	6

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
414	\$395,000	1/1	\$400.2	987	Sep 2021	ALBERTO PAR...
512	\$2,800/mth	1/2	\$2.6	1058	Sep 2021	NICOLINA MA...
606	\$3,500/mth	1/2	\$3.3	1056	Sep 2021	WILLIAM A B...
707	\$3,500/mth	2/2	\$3.2	1086	Sep 2021	CESAR NEMER
708	\$3,800/mth	2/2	\$4.5	842	Sep 2021	N/A
807	\$4,000/mth	2/2	\$3.7	1086	Sep 2021	N/A
908	\$3,750/mth	2/2	\$2.7	1402	Sep 2021	FABRICIO C M...
916	\$4,000/mth	2/2	\$3.1	1289	Sep 2021	RUBEN EMIR...
1110	\$3,500/mth	2/2	\$3.2	1110	Sep 2021	
1115	\$3,000/mth	1/2	\$3.2	952	Sep 2021	ALINA M AND...
1207	\$3,600/mth	2/2	\$3.3	1086	Sep 2021	
1404	\$455,000	2/2	\$432.9	1051	Sep 2021	
1406	\$2,300/mth	1/2	\$2.2	1056	Sep 2021	LILIANA AND...
1617	\$3,750/mth	2/2	\$3.0	1267	Sep 2021	FRANCISCO R...
1801	\$3,750/mth	2/2	\$3.0	1267	Sep 2021	
1801	\$565,000	2/2	\$445.9	1267	Sep 2021	
2001	\$549,000	2/2	\$433.3	1267	Sep 2021	FRANCESCO...
2001	\$4,000/mth	2/2	\$3.6	1117	Sep 2021	JUDITH PATE...
2009	\$3,306/mth	2/2	\$2.2	1510	Sep 2021	GABRIEL A AR...
2010	\$600,000	2/2	\$416.4	1441	Sep 2021	HUMBOLDT I...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2010	\$4,000/mth	2/2	\$2.8	1441	Sep 2021	HUMBOLDT I...
2204	\$330,000	1/2	\$459.0	719	Sep 2021	N/A
2301	\$475,000	2/2	N/A	N/A	Sep 2021	N/A
2305	\$250,000	0/1	\$458.7	545	Sep 2021	
2305	\$459,000	1/2	\$467.9	981	Sep 2021	
2315	\$3,200/mth	1/2	\$3.4	952	Sep 2021	PAMELA ANEZ
2408	\$400,000	2/2	\$475.1	842	Sep 2021	N/A
2701	\$499,000	2/2	\$447.1	1116	Sep 2021	
2705	\$340,000	1/1	\$449.1	757	Sep 2021	SUSAN CHU
2810	\$470,000	2/2	\$423.4	1110	Sep 2021	
3209	\$340,000	1/1	\$438.7	775	Sep 2021	JOSE M DAGN...
3621	\$4,400/mth	3/3	\$2.9	1513	Sep 2021	KARINE JAAR
4218	\$4,750/mth	3/3	\$3.3	1419	Sep 2021	RAMZI T YOU...