

Market Report

March, 2020



1010 Brickell

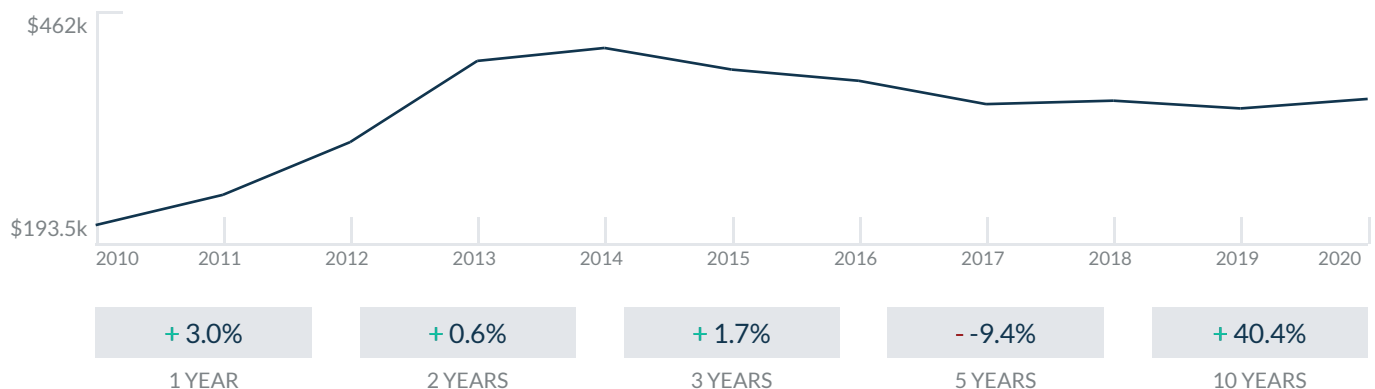
1010 Brickell Ave
Miami, FL 33131

Every month we compile this comprehensive market report focus on 1010 Brickell 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 1010brickellcondosforsale.com.

Property Stats

POSTAL CODE 33131

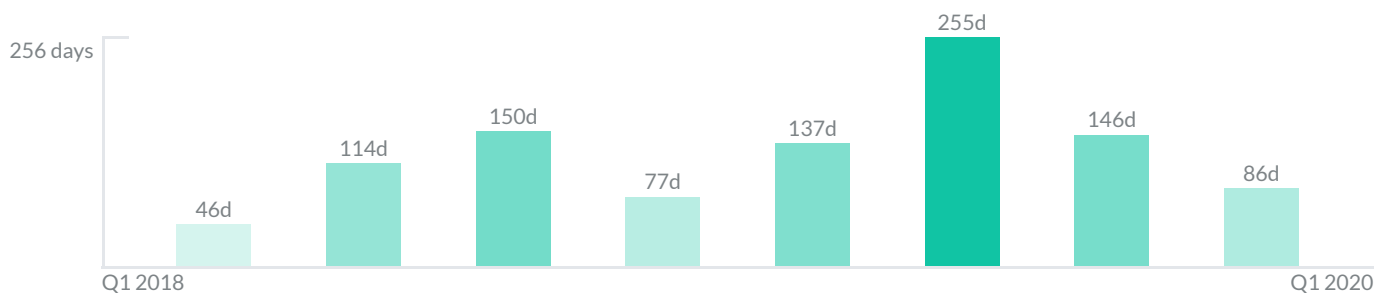
The property stats graph represents the median price evolution since ten years in your postal code area.



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 1010 BRICKELL


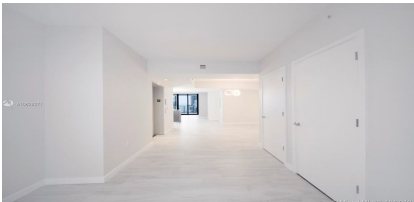


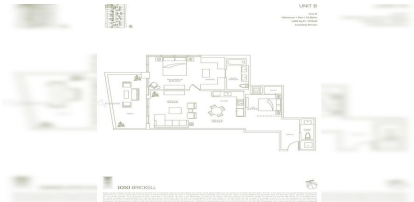

Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 1010 Brickell

 <p>\$2,500</p> <p>UNIT 1608</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 1 Bedroom</p>	 <p>\$4,500</p> <p>UNIT 2102</p> <p>RENTED FEB 2020</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$3,100</p> <p>UNIT 3209</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 2 Bedrooms</p>
 <p>\$4,450</p> <p>UNIT 4803</p> <p>RENTED FEB 2020</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$2,900</p> <p>UNIT 2811</p> <p>RENTED FEB 2020</p> <p>2 Bathrooms, 1 Bedroom</p>	 <p>\$460,000</p> <p>UNIT 2411</p> <p>SOLD FEB 2020</p> <p>2 Bathrooms, 1 Bedroom</p>

Sold

LAST 20 PROPERTIES SOLD IN 1010 BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2411	\$460,000	1/2	\$471.8	975	Feb 2020	86
4504	\$849,000	2/3	\$640.8	1,325	Sep 2019	67
PH-1	\$1,548,000	3/4	\$584.2	2,650	Aug 2019	275
2502	\$699,000	2/3	\$532.0	1,314	Jul 2019	112
2308	\$370,000	1/2	\$374.5	988	Jul 2019	46
3808	\$389,000	1/2	\$393.7	988	Jul 2019	261
4209	\$569,900	2/2	\$554.4	1,028	Jul 2019	115
2204	\$4,000	2/3	\$3.0	1,325	Jun 2019	235
3906	\$690,000	2/3	\$478.5	1,442	Jun 2019	171
3107	\$379,000	1/1	\$582.2	651	Jun 2019	33
3608	\$420,000	1/1	\$451.6	930	Jun 2019	580
1507	\$550,000	2/2	\$500.9	1,098	Mar 2019	207
4704	\$847,000	2/3	\$639.2	1,325	Feb 2019	66
701	\$365,900	2/2	\$364.1	1,005	Nov 2018	77
2108	\$397,000	1/2	\$467.1	850	Aug 2018	150
3803	\$4,200	2/3	\$2.7	1,584	Jul 2018	197
4011	\$520,000	1/2	\$497.1	1,046	Jul 2018	103
3304	\$930,000	2/3	\$600.0	1,550	Jun 2018	210
3304	\$930,000	2/3	\$600.0	1,550	Jun 2018	210
LPH-...	\$815,000	2/3	\$615.1	1,325	May 2018	28

Rented

LAST 20 PROPERTIES RENTED IN 1010 BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1608	\$2,500	1/2	\$3.3	759	Feb 2020	20
2102	\$4,500	2/3	N/A	N/A	Feb 2020	220
3209	\$3,100	2/2	\$2.7	1,148	Feb 2020	119
4803	\$4,450	2/3	\$2.8	1,584	Feb 2020	40
2811	\$2,900	1/2	\$2.8	1,040	Feb 2020	27
2107	\$3,200	2/2	N/A	N/A	Feb 2020	69
4402	\$5,000	3/3	\$2.8	1,781	Jan 2020	47
3805	\$6,145	3/3	\$3.5	1,778	Jan 2020	92
3001	\$6,000	3/4	\$2.8	2,161	Jan 2020	38
4607	\$2,400	1/1	\$3.7	651	Jan 2020	17
3103	\$5,000	3/3	\$3.9	1,283	Jan 2020	29
4311	\$2,900	1/2	\$3.0	975	Jan 2020	12
1410	\$1,800	0/1	\$4.1	442	Dec 2019	15
2206	\$2,950	1/2	\$2.1	1,432	Dec 2019	13
4202	\$5,500	2/3	\$3.7	1,480	Dec 2019	27
2109	\$3,050	2/2	\$3.0	1,028	Dec 2019	27
3605	\$5,500	3/3	\$3.1	1,778	Nov 2019	30
2702	\$3,900	2/3	\$3.0	1,314	Nov 2019	84
4502	\$4,700	2/3	\$3.2	1,491	Oct 2019	27
3208	\$2,700	1/2	\$3.6	759	Oct 2019	27

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-...	\$725,000	2/3	\$502.8	1442	Feb 2020	
1403	\$3,800/mth	2/3	\$3.0	1283	Feb 2020	SUNRISE REA...
1405	\$1,199,000	3/3	\$674.4	1778	Feb 2020	
1408	\$395,000	1/2	\$520.4	759	Feb 2020	ANTHONY, L...
1409	\$629,000	2/2	\$611.9	1028	Feb 2020	RICARDO A B...
1703	\$845,000	3/3	N/A	N/A	Feb 2020	N/A
1704	\$765,000	2/3	\$577.4	1325	Feb 2020	SERGIO JUAN...
1704	\$3,750	2/3	\$2.8	1325	Feb 2020	SERGIO JUAN...
1706	\$519,000	1/2	\$471.8	1100	Feb 2020	LUIGI NAHMIAS
1707	\$560,000	2/2	N/A	N/A	Feb 2020	JUAN A TRUJI...
1803	\$3,600/mth	2/3	\$2.8	1283	Feb 2020	BRUNO G SA...
1804	\$899,000	2/3	N/A	N/A	Feb 2020	REFERENCE O...
2002	\$4,400/mth	2/3	\$3.3	1314	Feb 2020	N/A
2008	\$460,000	1/2	\$606.1	759	Feb 2020	CLAUDIO R N...
2010	\$304,900	0/1	N/A	N/A	Feb 2020	N/A
2101	\$4,500/mth	3/3	\$2.6	1753	Feb 2020	PEDRO MANT...
2102	\$789,000	2/3	N/A	N/A	Feb 2020	RAFAEL I, SR C...
2104	\$825,000	2/3	\$464.0	1778	Feb 2020	N/A
2107	\$599,000	2/2	N/A	N/A	Feb 2020	JONATHAN Y...
2201	\$1,149,000	4/3	\$536.4	2142	Feb 2020	ENMA RAHN...

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2202	\$649,900	2/3	\$494.6	1314	Dec 2019	N/A
2202	\$650,000	2/3	\$494.7	1314	Feb 2020	N/A
2207	\$488,000	2/2	\$503.1	970	Feb 2020	JUAN CARLO...
2302	\$4,100/mth	2/3	\$3.1	1314	Feb 2020	N/A
2307	\$3,200	2/2	\$3.3	970	Feb 2020	N/A
2307	\$532,500	2/2	\$485.0	1098	Feb 2020	N/A
2309	\$650,000	2/2	\$632.3	1028	Feb 2020	N/A
2402	\$779,000	2/3	\$592.8	1314	Feb 2020	N/A
2404	\$890,000	2/3	\$671.7	1325	Feb 2020	N/A
2407	\$635,000	2/2	\$654.6	970	Jan 2020	MARIA D MA...
2502	\$5,000/mth	2/3	\$3.8	1314	Feb 2020	N/A
2506	\$670,000	2/2	\$609.1	1100	Feb 2020	N/A
2511	\$2,900/mth	1/2	\$3.0	975	Feb 2020	AYESHA SHA...
2604	\$800,000	2/3	\$603.8	1325	Feb 2020	JOFLA LLC C/...
2608	\$550,000	1/2	\$556.7	988	Feb 2020	N/A
2609	\$584,500	2/2	\$568.6	1028	Oct 2019	SEBASTIAN M...
2809	\$3,250/mth	2/2	\$3.2	1028	Feb 2020	Justin Fuhrmann
2902	\$810,000	2/3	\$616.4	1314	Feb 2020	N/A
2902	\$799,000	2/3	\$608.1	1314	Feb 2020	N/A
2904	\$4,300/mth	2/3	\$3.2	1325	Feb 2020	ANGEL LEON...

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2905	\$1,050,000	3/3	\$590.6	1778	Feb 2020	LLC GGMIAMI
3004	\$765,000	2/3	\$577.4	1325	Apr 2019	N/A
3010	\$380,000	0/1	\$859.7	442	Oct 2019	BEATRIZ FIGU...
3203	\$865,000	2/3	\$674.2	1283	Feb 2020	RICHARD EN...
3208	\$470,000	1/2	\$476.2	987	Feb 2020	CESAR A LASS...
3209	\$689,900	2/2	N/A	N/A	Feb 2020	MARIA E ALB...
3210	\$1,950/mth	0/1	\$3.1	633	Feb 2020	N/A
3302	\$890,000	2/3	\$677.3	1314	Feb 2020	N/A
3401	\$1,099,000	3/3	\$507.2	2167	Feb 2020	N/A
3405	\$1,300,000	3/3	\$731.2	1778	Feb 2020	E JADE GROU...
3503	\$839,000	2/3	\$529.7	1584	Feb 2020	WALTER ROC...
3601	\$1,349,000	3/3	\$769.5	1753	Feb 2020	ESTEBAN ARI...
3601	\$6,500/mth	3/3	\$3.0	2181	Feb 2020	ESTEBAN ARI...
3605	\$1,300,000	3/3	\$731.2	1778	Feb 2020	REYES BRAVO...
3608	\$410,000	1/2	\$540.2	759	Feb 2020	
3611	\$490,000	1/2	\$468.5	1046	Feb 2020	N/A
3703	\$739,000	2/3	\$576.0	1283	Feb 2020	
3807	\$360,990	1/1	\$554.5	651	Feb 2020	N/A
3903	\$850,000	2/3	\$607.1	1400	Feb 2020	YEHEZKEL ZA...
3904	\$795,000	2/3	\$600.0	1325	Feb 2020	ALEJANDRO S...

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3909	\$569,000	2/2	\$553.5	1028	Feb 2020	N/A
3910	\$478,000	0/1	\$755.1	633	Feb 2020	N/A
4003	\$4,500/mth	2/3	\$3.5	1283	Feb 2020	
4005	\$1,538,000	3/3	\$705.2	2181	Feb 2020	N/A
4008	\$2,950/mth	1/2	\$3.5	850	Feb 2020	N/A
4102	\$1,100,000	2/3	\$837.1	1314	Nov 2019	N/A
4105	\$1,198,000	3/3	\$623.3	1922	Feb 2020	JESUS A LORE...
4111	\$465,000	1/2	\$444.6	1046	Feb 2020	N/A
4211	\$430,000	1/2	\$441.0	975	Feb 2020	MARITZA B Q...
4306	\$4,050/mth	2/3	\$2.8	1442	Feb 2020	
4308	\$505,000	1/2	\$665.3	759	Feb 2020	N/A
4401	\$6,600/mth	3/3	\$3.0	2181	Feb 2020	
4401	\$1,487,000	3/3	\$848.3	1753	Feb 2020	
4404	\$829,900	2/3	\$626.3	1325	Feb 2020	DOMINGO RIO
4407	\$2,500/mth	1/1	\$3.8	651	Feb 2020	N/A
4508	\$440,000	1/2	\$445.3	988	Feb 2020	RAFAEL SALA...
4510	\$380,000	0/1	\$588.2	646	Feb 2020	RAFAEL SALA...
4601	\$1,150,000	3/3	\$527.3	2181	Feb 2020	YEHEZKEL ZA...
4601	\$5,850/mth	3/3	\$3.3	1753	Feb 2020	YEHEZKEL ZA...
4603	\$900,000	2/3	\$701.5	1283	Feb 2020	MIGUEL AGU...

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4607	\$400,000	1/1	\$614.4	651	Feb 2020	ADEMIR AUR...
4608	\$510,000	1/2	N/A	N/A	Feb 2020	DOULTON H...
4704	\$4,900/mth	2/3	\$3.2	1550	Feb 2020	SPENCER E N...
4705	\$1,250,000	3/3	\$573.1	2181	Feb 2020	N/A
4708	\$400,000	1/2	\$527.0	759	Feb 2020	
4711	\$3,200/mth	1/2	N/A	N/A	Feb 2020	REFERENCE O...
4803	\$875,000	2/3	\$552.4	1584	Feb 2020	NICOLAS FEB...