

Market Report

September, 2020



1010 Brickell

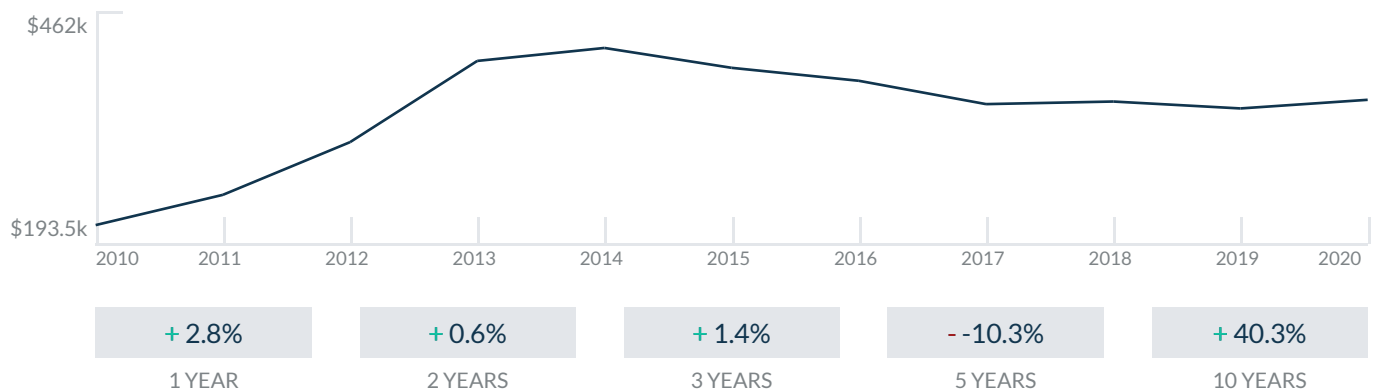
1010 Brickell Ave
Miami, FL 33131

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

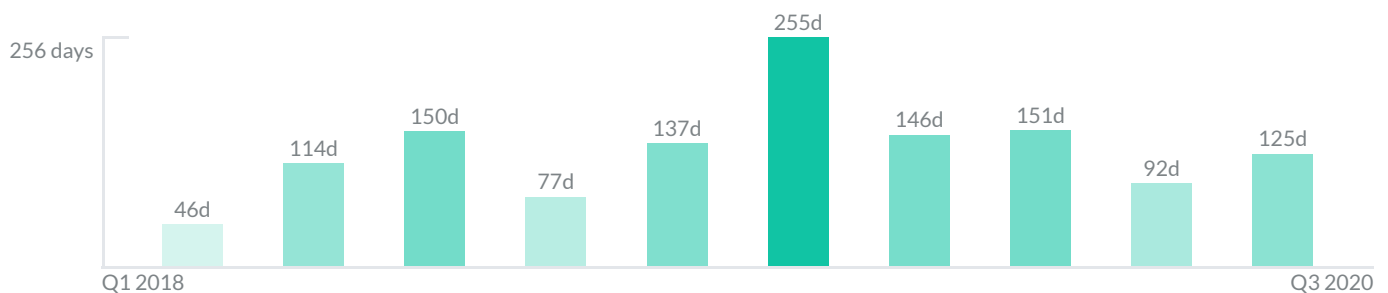
The property stats graph represents the median price evolution since ten years in your postal code area.



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>\$5,000</p> <p>UNIT 3701</p> <p>RENTED AUG 2020</p> <p>3 Bathrooms, 3 Bedrooms</p>	 <p>\$719,000</p> <p>UNIT 3102</p> <p>SOLD AUG 2020</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$5,350</p> <p>UNIT 3001</p> <p>RENTED AUG 2020</p> <p>3 Bathrooms, 3 Bedrooms</p>
 <p>\$3,100</p> <p>UNIT 2909</p> <p>RENTED AUG 2020</p> <p>2 Bathrooms, 2 Bedrooms</p>	 <p>\$1,800</p> <p>UNIT 2310</p> <p>RENTED AUG 2020</p> <p>1 Bathroom, 0 Bedrooms</p>	 <p>\$4,100</p> <p>UNIT 3403</p> <p>RENTED AUG 2020</p> <p>3 Bathrooms, 2 Bedrooms</p>

Sold

LAST 20 PROPERTIES SOLD IN 1010 BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3102	\$719,000	2/3	\$547.2	1,314	Aug 2020	6
4210	\$299,000	0/1	\$462.8	646	Jul 2020	39
2402	\$779,000	2/3	\$592.8	1,314	Jul 2020	223
4110	\$2,030	0/1	\$4.6	442	Jul 2020	233
2002	\$690,000	2/3	\$525.1	1,314	Jun 2020	108
LPH-...	\$725,000	2/3	\$502.8	1,442	May 2020	81
2404	\$790,000	2/3	\$596.2	1,325	May 2020	72
2202	\$595,000	2/3	\$452.8	1,314	Apr 2020	4
2407	\$2,999	2/2	\$3.1	970	Apr 2020	196
3106	\$625,000	2/3	\$433.4	1,442	Mar 2020	409
3004	\$620,000	2/3	N/A	N/A	Mar 2020	57
4001	\$990,000	3/3	\$564.7	1,753	Mar 2020	52
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

Rented

LAST 20 PROPERTIES RENTED IN 1010 BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3701	\$5,000	3/3	\$2.3	2,148	Aug 2020	15
3001	\$5,350	3/3	\$3.1	1,753	Aug 2020	111
2909	\$3,100	2/2	\$3.0	1,028	Aug 2020	9
2310	\$1,800	0/1	\$2.7	663	Aug 2020	35
3403	\$4,100	2/3	\$3.2	1,283	Jul 2020	25
2703	\$4,000	2/3	\$2.5	1,578	Jul 2020	31
2505	\$5,200	3/3	\$2.9	1,778	Jul 2020	51
4104	\$4,000	2/3	\$3.0	1,325	Jul 2020	15
1705	\$5,000	3/3	N/A	N/A	Jul 2020	59
3008	\$2,500	1/2	\$2.9	850	Jul 2020	59
4003	\$4,000	2/3	\$3.1	1,283	Jul 2020	141
4006	\$4,050	2/3	\$2.8	1,442	Jul 2020	49
4407	\$2,400	1/1	\$3.7	651	Jun 2020	93
2709	\$3,300	2/2	\$3.2	1,028	Jun 2020	88
2211	\$2,875	1/2	\$2.9	975	Jun 2020	38
3508	\$2,400	1/2	\$3.2	759	Jun 2020	28
3105	\$5,200	3/3	\$2.9	1,778	Jun 2020	33
4308	\$2,350	1/2	\$3.1	759	Jun 2020	4
2511	\$2,900	1/2	\$3.0	975	Jun 2020	106
3611	\$2,750	1/2	\$2.8	975	Jun 2020	26

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$599,000	2/2	\$582.7	1028	Jul 2020	MARTHA XIM...
1407	\$3,050/mth	2/2	\$3.1	970	Aug 2020	LOUIS FERNA...
1408	\$384,999	1/2	N/A	N/A	Aug 2020	ANTHONY, L...
1409	\$629,000	2/2	\$611.9	1028	Aug 2020	RICARDO A B...
1704	\$689,000	2/3	\$520.0	1325	Jul 2020	SERGIO JUAN...
1704	\$3,750	2/3	\$2.8	1325	Jul 2020	SERGIO JUAN...
1707	\$550,000	2/2	N/A	N/A	Jul 2020	JUAN A TRUJI...
1707	\$3,300/mth	2/4	N/A	N/A	Aug 2020	REFERENCE O...
1711	\$2,900/mth	1/2	\$3.0	975	Aug 2020	TOMAS LOPE...
1804	\$899,000	2/3	N/A	N/A	Aug 2020	REFERENCE O...
1810	\$280,000	0/1	\$633.5	442	Jul 2020	N/A
1810	\$1,700/mth	0/1	\$3.8	442	Aug 2020	N/A
1811	\$2,900/mth	1/2	\$3.0	975	Aug 2020	N/A
1903	\$750,000	2/3	\$584.6	1283	Aug 2020	KEVIN ZAMB...
1908	\$2,400/mth	1/2	\$2.8	850	Aug 2020	N/A
2001	\$950,000	3/3	\$541.9	1753	Aug 2020	
2008	\$395,000	1/2	\$520.4	759	Jul 2020	CLAUDIO R N...
2101	\$1,299,000	3/3	\$741.0	1753	Aug 2020	PEDRO MANT...
2202	\$649,900	2/3	\$494.6	1314	Dec 2019	N/A
2209	\$650,000	2/2	N/A	N/A	Aug 2020	ROBERTO FE...

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2210	\$310,000	0/1	\$701.4	442	Jul 2020	MONICA G JI...
2307	\$3,200	2/2	\$3.3	970	Feb 2020	N/A
2307	\$525,000	2/2	\$541.2	970	Aug 2020	N/A
2307	\$3,250	2/2	\$3.4	970	Jun 2020	N/A
2407	\$635,000	2/2	\$654.6	970	Jan 2020	MARIA D MA...
2407	\$3,150	2/2	\$3.2	970	Jul 2020	MARIA D MA...
2502	\$4,900/mth	2/3	\$3.7	1314	Aug 2020	N/A
2509	\$3,500/mth	2/2	\$3.4	1028	Aug 2020	ARTURO SISO
2703	\$745,000	2/3	\$580.7	1283	Aug 2020	N/A
2708	\$430,000	1/2	\$566.5	759	Jul 2020	MANUEL VIN...
2802	\$790,000	2/3	\$601.2	1314	Aug 2020	N/A
2802	\$4,200/mth	2/3	\$3.2	1314	Aug 2020	N/A
2810	\$1,800/mth	0/1	\$4.1	442	Jul 2020	BERCETO PR...
2810	\$279,000	0/1	\$631.2	442	Jul 2020	BERCETO PR...
2905	\$1,050,000	3/3	\$590.6	1778	Jul 2020	LLC GGMIAMI
3004	\$765,000	2/3	\$577.4	1325	Apr 2019	N/A
3103	\$4,500/mth	3/3	\$3.5	1283	Aug 2020	N/A
3105	\$1,075,000	3/3	\$604.6	1778	Jul 2020	N/A
3110	\$325,000	0/1	\$735.3	442	Aug 2020	N/A
3203	\$865,000	2/3	\$674.2	1283	Aug 2020	RICHARD EN...

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3208	\$455,000	1/2	\$461.0	987	Jul 2020	CESAR A LASS...
3310	\$1,750/mth	0/1	\$4.0	442	Aug 2020	N/A
3509	\$3,300/mth	2/2	\$3.2	1028	Aug 2020	MORELA SAC...
3601	\$1,309,000	3/3	\$746.7	1753	Jul 2020	ESTEBAN ARI...
3601	\$6,050/mth	3/3	\$2.8	2181	Jul 2020	ESTEBAN ARI...
3608	\$400,000	1/2	\$527.0	759	Jul 2020	
3608	\$2,450/mth	1/2	\$3.2	759	Jul 2020	
3801	\$1,200,000	3/3	\$684.5	1753	Jul 2020	N/A
3811	\$495,000	1/2	N/A	N/A	Aug 2020	N/A
3907	\$2,500/mth	1/1	\$3.8	651	Aug 2020	BELEN RODRI...
3909	\$539,000	2/2	\$524.3	1028	Jul 2020	N/A
4102	\$1,100,000	2/3	\$837.1	1314	Nov 2019	N/A
4201	\$1,060,000	3/3	\$604.7	1753	Aug 2020	OMAIRA YOU...
4201	\$5,500/mth	3/3	\$3.1	1753	Aug 2020	OMAIRA YOU...
4205	\$985,000	3/3	\$458.6	2148	Jul 2020	ALFREDO O F...
4211	\$430,000	1/2	\$441.0	975	Aug 2020	MARITZA B Q...
4304	\$4,500/mth	3/3	\$2.5	1790	Aug 2020	GABRIEL ABU...
4305	\$6,095/mth	3/3	\$3.4	1778	Jul 2020	ANDRE GUTIE...
4307	\$2,500/mth	1/1	\$3.8	651	Aug 2020	DOREEN MER...
4402	\$4,500/mth	2/3	\$3.0	1494	Jul 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4404	\$799,900	2/3	\$603.7	1325	Aug 2020	DOMINGO RIO
4404	\$4,300/mth	2/3	\$3.2	1325	Aug 2020	DOMINGO RIO
4503	\$879,900	2/3	\$685.8	1283	Aug 2020	MARIA E ROD...
4503	\$5,000	3/3	\$3.9	1283	Jun 2020	MARIA E ROD...
4702	\$895,000	2/3	\$681.1	1314	Jul 2020	
4703	\$4,100/mth	2/3	\$2.6	1584	Aug 2020	FRANCIS J FO...
4705	\$1,099,000	3/3	N/A	N/A	Aug 2020	N/A
4708	\$400,000	1/2	\$527.0	759	Jul 2020	
4708	\$2,450/mth	1/2	\$2.4	1040	Jul 2020	
4801	\$1,299,000	3/3	\$741.0	1753	Aug 2020	
4802	\$4,500/mth	2/3	\$3.0	1494	Jul 2020	VIVIANE SAD...
4803	\$875,000	2/3	N/A	N/A	Jul 2020	NICOLAS FEB...
4807	\$2,500/mth	1/1	\$3.8	651	Aug 2020	RISE AND SHI...
4810	\$1,999/mth	0/1	\$4.5	442	Jul 2020	MAURO VIER...