

Market Report

February, 2021



1010 Brickell

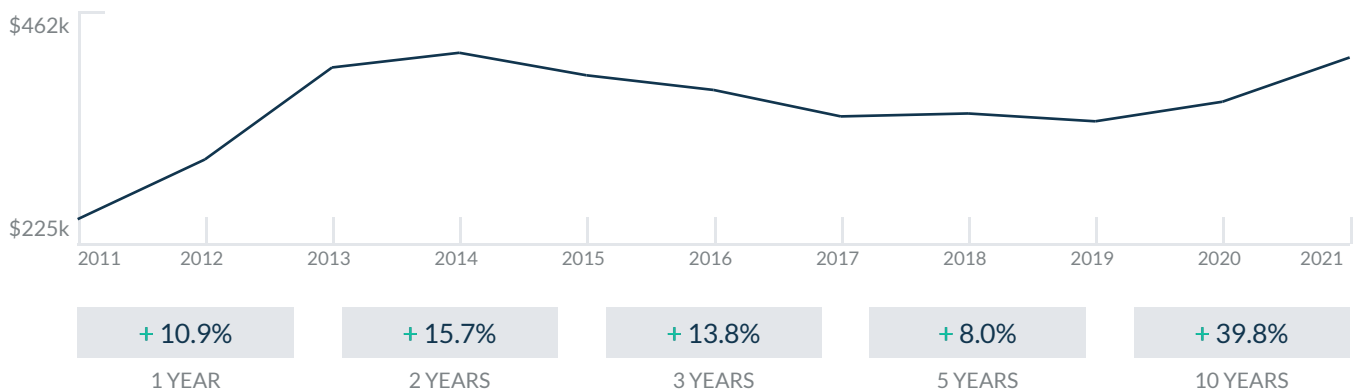
1010 Brickell Ave
Miami, FL 33131

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

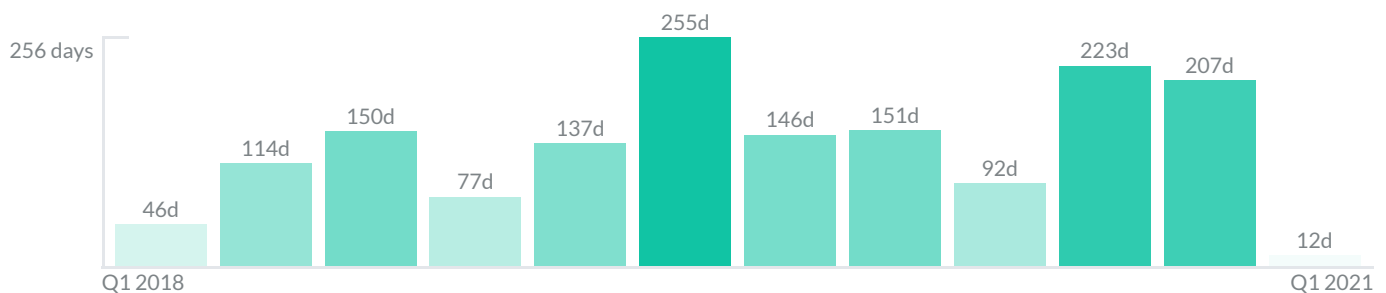
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

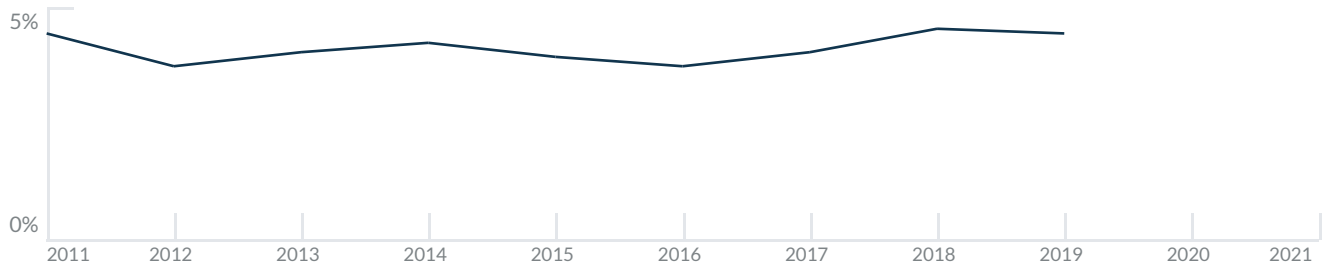


Mortgage Rates

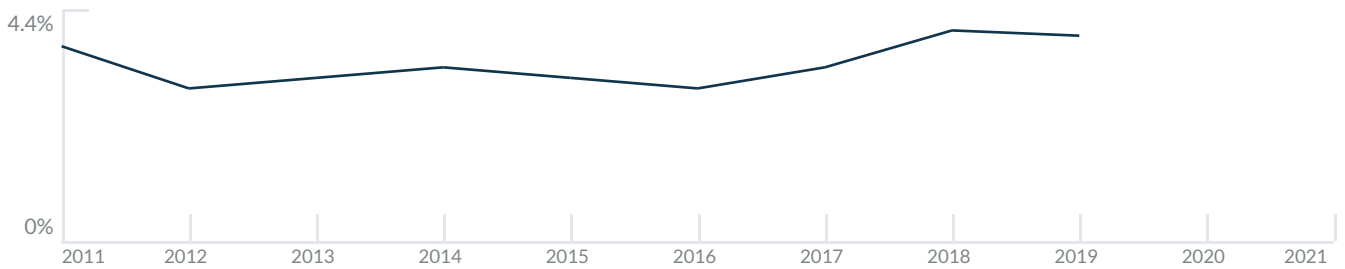
PER YEAR

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©

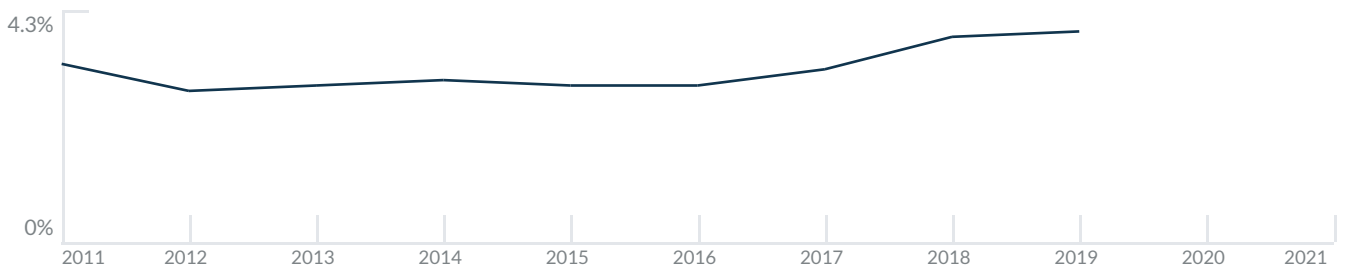
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

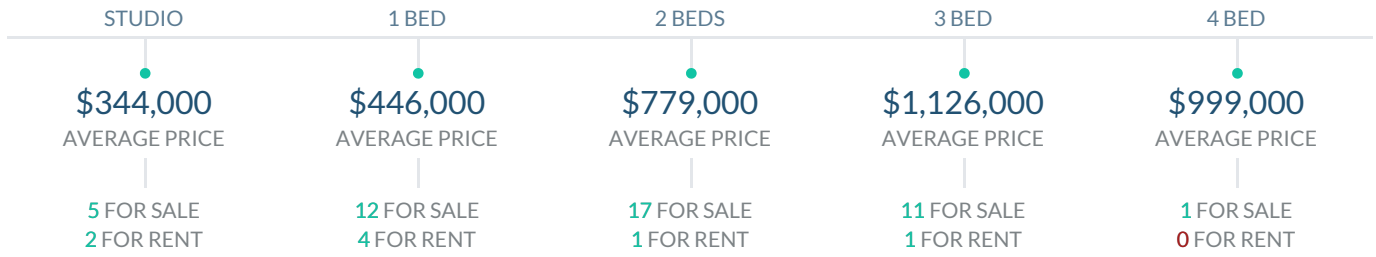
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

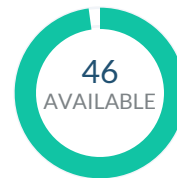
IN 1010 BRICKELL

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



-2.4% to 4.9%
CAP RATE
Yearly net income when rent

5.1%
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 1010 Brickell

 <p>\$1,600</p> <p>UNIT 1710</p> <p>RENTED JAN 2021</p> <p>1 Bath 0 Bed</p>	 <p>\$2,400</p> <p>UNIT 4607</p> <p>RENTED JAN 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$775,000</p> <p>UNIT 3702</p> <p>SOLD JAN 2021</p> <p>3 Bath 2 Bed</p>
 <p>\$4,150</p> <p>UNIT 2002</p> <p>RENTED JAN 2021</p> <p>3 Bath 3 Bed</p>	 <p>\$3,300</p> <p>UNIT 3509</p> <p>RENTED DEC 2020</p> <p>2 Bath 2 Bed</p>	 <p>\$5,500</p> <p>UNIT 4301</p> <p>RENTED DEC 2020</p> <p>3 Bath 3 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN 1010 BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3702	\$775,000	2/3	\$589.8	1,314	Jan 2021	12
1903	\$750,000	2/3	\$584.6	1,283	Dec 2020	64
3703	\$739,000	2/3	\$576.0	1,283	Nov 2020	173
4105	\$1,068,000	3/3	\$555.7	1,922	Oct 2020	662
4705	\$1,099,000	3/3	\$618.1	1,778	Oct 2020	33
2001	\$890,000	3/3	\$507.7	1,753	Oct 2020	103
4601	\$1,150,000	3/3	\$527.3	2,181	Aug 2020	592
2207	\$488,000	2/2	\$503.1	970	Aug 2020	245
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

Rented

LAST 20 PROPERTIES RENTED IN 1010 BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1710	\$1,600	0/1	\$3.6	442	Jan 2021	21
4607	\$2,400	1/1	\$3.7	651	Jan 2021	39
2002	\$4,150	3/3	\$3.2	1,314	Jan 2021	23
3509	\$3,300	2/2	\$3.2	1,028	Dec 2020	148
4301	\$5,500	3/3	\$3.1	1,753	Dec 2020	17
3310	\$1,750	0/1	\$4.0	442	Dec 2020	19
4307	\$2,350	1/1	\$3.6	651	Dec 2020	117
3609	\$3,100	2/2	\$3.0	1,028	Dec 2020	24
2201	\$5,100	3/4	\$2.4	2,148	Dec 2020	53
1711	\$2,800	1/2	\$2.9	975	Nov 2020	86
2810	\$1,600	0/1	\$3.6	442	Nov 2020	151
3801	\$7,000	3/3	\$4.0	1,753	Nov 2020	101
3907	\$2,300	1/1	\$3.5	651	Nov 2020	77
4703	\$3,900	2/3	\$3.0	1,283	Nov 2020	27
1811	\$2,900	1/2	\$3.0	975	Nov 2020	115
3901	\$5,500	3/3	\$3.1	1,753	Nov 2020	91
3205	\$5,500	3/3	N/A	N/A	Nov 2020	25
1806	\$2,600	1/2	\$2.4	1,100	Nov 2020	9
2802	\$4,200	2/3	\$3.2	1,314	Oct 2020	60
1908	\$2,400	1/2	\$2.8	850	Oct 2020	22

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1409	\$619,000	2/2	\$602.1	1028	Jan 2021	RICARDO A B...
1505	\$1,300,000	3/3	\$731.2	1778	Dec 2020	N/A
1608	\$2,400/mth	1/2	\$3.2	759	Jan 2021	RICHARD L. L...
1703	\$845,000	3/3	N/A	N/A	Nov 2020	N/A
1807	\$495,000	2/2	\$510.3	970	Jan 2021	N/A
1809	\$599,000	2/2	\$582.7	1028	Nov 2020	N/A
1810	\$280,000	0/1	\$633.5	442	Jan 2021	N/A
1910	\$1,750/mth	0/1	\$2.8	633	Nov 2020	REFERENCE O...
2004	\$4,600/mth	3/3	\$3.5	1325	Jan 2021	N/A
2101	\$1,299,000	3/3	\$741.0	1753	Nov 2020	PEDRO MANT...
2102	\$825,000	2/3	\$627.9	1314	Jan 2021	RAFAEL I, SR C...
2104	\$825,000	2/3	\$464.0	1778	Jan 2021	N/A
2110	\$1,850/mth	0/1	\$4.2	442	Jan 2021	Martin Delloca
2201	\$999,000	4/3	\$569.9	1753	Jan 2021	ENMA RAHN...
2202	\$4,500/mth	2/3	\$3.4	1314	Jan 2021	N/A
2209	\$650,000	2/2	\$632.3	1028	Dec 2020	ROBERTO FE...
2210	\$310,000	0/1	\$701.4	442	Jan 2021	MONICA G JI...
2308	\$2,500/mth	1/2	\$3.3	759	Jan 2021	JUAN MANUE...
2309	\$650,000	2/2	\$632.3	1028	Jan 2021	N/A
2401	\$995,000	3/3	\$567.6	1753	Nov 2020	RICHARD GO...

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2403	\$1,100,000	2/3	\$857.4	1283	Nov 2020	VICENTE ANT...
2510	\$270,000	0/1	\$610.9	442	Dec 2020	CAMILO ECH...
2608	\$550,000	1/2	\$556.7	988	Jan 2021	N/A
2608	\$2,500/mth	1/2	\$2.5	988	Jan 2021	N/A
2708	\$430,000	1/2	\$566.5	759	Dec 2020	MANUEL VIN...
2905	\$939,000	3/3	\$528.1	1778	Jan 2021	LLC GGMIAMI
3105	\$959,000	3/3	\$539.4	1778	Jan 2021	N/A
3203	\$865,000	2/3	\$674.2	1283	Nov 2020	RICHARD EN...
3208	\$445,000	1/2	\$450.9	987	Jan 2021	CESAR A LASS...
3302	\$890,000	2/3	\$677.3	1314	Jan 2021	N/A
3401	\$1,199,000	3/3	N/A	N/A	Nov 2020	N/A
3507	\$350,000	1/1	\$537.6	651	Jan 2021	AMY CABLE G...
3601	\$1,319,000	3/3	\$752.4	1753	Nov 2020	ESTEBAN ARI...
3603	\$885,000	2/3	\$689.8	1283	Jan 2021	N/A
3605	\$1,300,000	3/3	\$731.2	1778	Nov 2020	REYES BRAVO...
3608	\$400,000	1/2	\$527.0	759	Nov 2020	
3611	\$475,000	1/2	\$454.1	1046	Jan 2021	NAUDY ANZO...
3707	\$2,400/mth	1/1	\$3.7	651	Jan 2021	GUSTAVO NE...
3804	\$750,000	2/3	\$566.0	1325	Jan 2021	WAYNE A CO...
3903	\$848,000	2/3	\$605.7	1400	Dec 2020	YEHEZKEL ZA...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3910	\$478,000	0/1	\$755.1	633	Nov 2020	N/A
4108	\$450,000	1/2	\$592.9	759	Jan 2021	MARIA MELE...
4205	\$985,000	3/3	\$554.0	1778	Jan 2021	ALFREDO O F...
4301	\$1,250,000	3/3	\$713.1	1753	Nov 2020	JUAN M PELA...
4406	\$795,900	2/3	\$551.9	1442	Jan 2021	SERDAR BOZ...
4508	\$440,000	1/2	\$579.7	759	Jan 2021	RAFAEL SALA...
4510	\$380,000	0/1	\$859.7	442	Jan 2021	RAFAEL SALA...
4511	\$485,000	1/2	\$497.4	975	Jan 2021	PHILIPPE ASS...
4607	\$380,000	1/1	\$583.7	651	Nov 2020	ADEMIR AUR...
4608	\$390,000	1/2	N/A	N/A	Jan 2021	DOULTON H...
4609	\$629,000	2/2	\$611.9	1028	Nov 2020	SANTIAGO FE...
4703	\$950,000	2/3	\$740.5	1283	Nov 2020	FRANCIS J FO...
4803	\$875,000	2/3	N/A	N/A	Sep 2020	NICOLAS FEB...
4811	\$560,000	1/2	\$574.4	975	Jan 2021	JAVIER CASTI...