

# Market Report

March, 2019



## The Club at Brickell Bay

1200 Brickell Bay Drive  
Miami, FL 33131

Every month we compile this comprehensive market report focus on The Club at Brickell Bay 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 [clubatbrickellbaycondosforsale.com](http://clubatbrickellbaycondosforsale.com).

### Property Stats

POSTAL CODE 33131

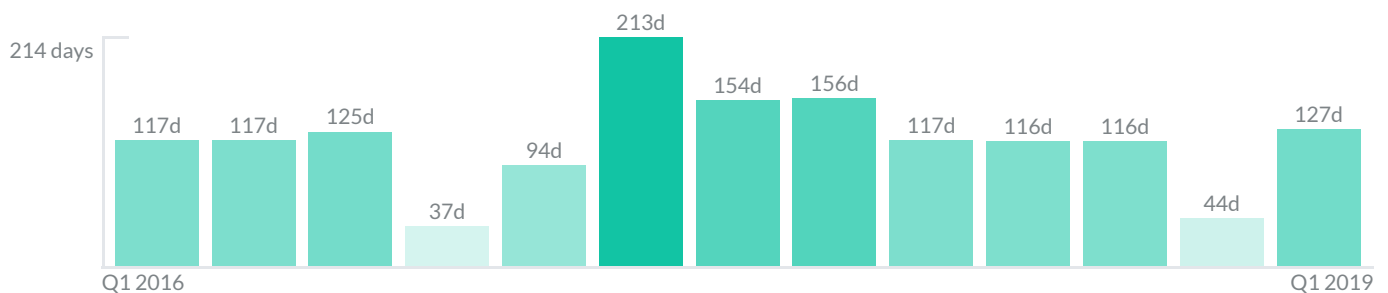
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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

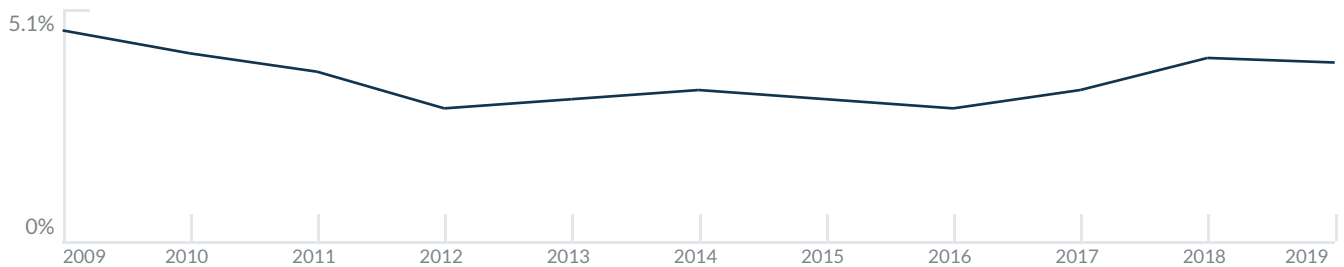
PER YEAR

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  
Alpha Charter Of Excellence  
1/10

MIDDLE SCHOOL  
Young Womens Preparatory Academy  
10/10

HIGH SCHOOL  
New World School Of The Arts  
10/10

# Insights

IN THE CLUB AT BRICKELL BAY

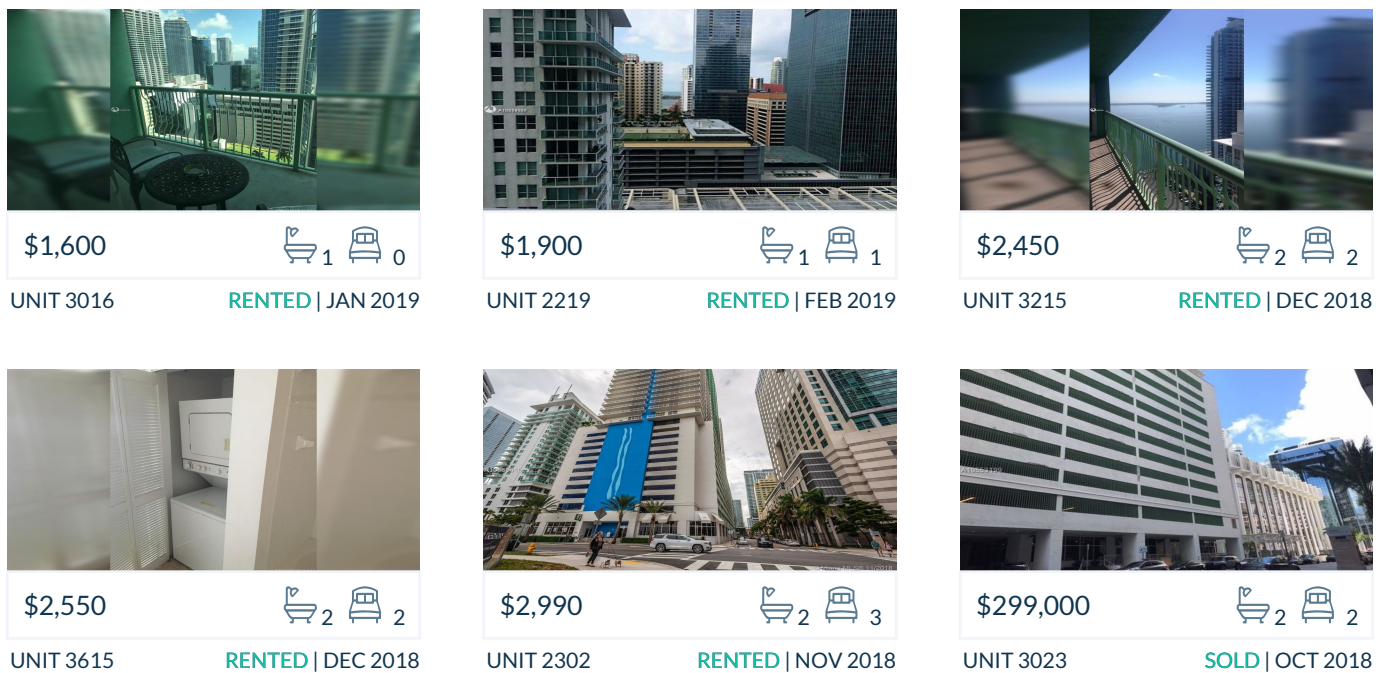
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for The Club at Brickell Bay



## Sold

LAST 20 PROPERTIES SOLD IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3023	\$299,000	2/2	\$270.6	1,105	Mar 2019	57
1816	\$199,000	0/1	\$468.2	425	Feb 2019	511
1801	\$390,000	2/2	\$352.9	1,105	Feb 2019	109
1610	\$198,500	0/1	\$467.1	425	Feb 2019	152
2320	\$239,900	1/1	\$290.8	825	Jan 2019	44
1924	\$379,900	3/2	\$308.4	1,232	Jan 2019	39
2523	\$379,900	2/2	\$343.8	1,105	Jan 2019	28
4318	\$265,000	1/1	\$321.2	825	Jan 2019	78
1901	\$390,000	2/2	\$352.9	1,105	Dec 2018	107
3214	\$235,000	1/1	\$287.3	818	Dec 2018	25
2622	\$234,000	1/1	\$283.6	825	Dec 2018	20
2202	\$393,000	3/2	\$319.0	1,232	Nov 2018	23
3512	\$239,900	1/1	\$293.3	818	Nov 2018	6
3816	\$194,500	0/1	\$457.6	425	Nov 2018	8
1720	\$239,000	1/1	\$289.7	825	Nov 2018	171
2522	\$230,000	1/1	\$278.8	825	Oct 2018	7
3019	\$265,000	1/1	\$321.2	825	Oct 2018	30
2416	\$191,500	0/1	\$450.6	425	Sep 2018	187
3821	\$249,000	1/1	\$301.8	825	Sep 2018	43
1708	\$246,900	1/1	\$299.3	825	Sep 2018	53

## Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3016	\$1,600	0/1	\$3.8	425	Mar 2019	59
2219	\$1,900	1/1	\$2.3	825	Mar 2019	23
2302	\$2,990	3/2	\$2.4	1,232	Mar 2019	90
3615	\$2,550	2/2	\$2.5	1,030	Mar 2019	65
3215	\$2,450	2/2	\$2.4	1,030	Mar 2019	63
1403	\$1,650	0/1	\$3.5	470	Feb 2019	28
3323	\$2,450	2/2	\$2.2	1,105	Feb 2019	4
3601	\$2,650	2/2	\$2.4	1,105	Feb 2019	19
1621	\$1,850	1/1	\$2.2	825	Feb 2019	35
3820	\$1,900	1/1	\$2.3	825	Feb 2019	13
4015	\$2,600	2/2	\$2.5	1,030	Feb 2019	14
2512	\$1,875	1/1	\$2.3	818	Feb 2019	139
1605	\$1,550	1/1	\$2.1	740	Feb 2019	76
3702	\$2,875	3/2	\$2.3	1,232	Jan 2019	117
2222	\$1,850	1/1	\$2.2	825	Jan 2019	40
2714	\$1,800	1/1	\$2.2	818	Jan 2019	140
1916	\$1,500	0/1	\$3.5	425	Jan 2019	14
3718	\$1,800	1/1	\$2.2	825	Dec 2018	11
2010	\$1,500	0/1	\$3.5	425	Dec 2018	43
2424	\$2,595	3/2	\$2.1	1,232	Dec 2018	34

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1509	\$374,999	2/2	\$286.3	1310	Jan 2019	N/A
1517	\$1,850/mth	1/1	\$2.2	836	Jan 2019	N/A
1706	\$1,850/mth	1/1	\$2.2	825	Mar 2019	N/A
1707	\$300,000	1/1	\$385.6	778	Nov 2016	ALPHONSO E...
1715	\$2,500/mth	2/2	\$2.4	1030	Jan 2019	N/A
1717	\$2,000/mth	1/1	\$2.4	836	Jan 2019	N/A
1722	\$3,000/mth	1/1	\$3.6	825	Nov 2018	N/A
1802	\$480,000	3/2	\$389.6	1232	Feb 2019	N/A
1808	\$1,825/mth	1/1	\$2.2	825	Jan 2019	N/A
1809	\$359,950	2/2	\$304.3	1183	May 2018	MANUEL DUP...
1809	\$2,500/mth	2/2	\$2.1	1183	Feb 2019	N/A
1822	\$1,800/mth	1/1	\$2.2	825	Mar 2019	N/A
1909	\$375,000	2/2	\$317.0	1183	May 2018	DERICK L TO...
2003	\$1,975/mth	1/1	\$2.4	825	Sep 2018	N/A
2007	\$450,000	1/1	\$578.4	778	Jan 2019	N/A
2009	\$410,000	2/2	\$346.6	1183	Mar 2017	N/A
2210	\$1,550/mth	0/1	\$3.1	500	Jan 2019	N/A
2218	\$1,860/mth	1/1	\$2.3	825	Jan 2019	N/A
2223	\$365,000	2/2	\$330.3	1105	Feb 2019	N/A
2318	\$270,000	1/1	\$327.3	825	Feb 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2503	\$2,050/mth	1/1	\$2.5	825	Feb 2019	N/A
2506	\$1,900/mth	1/1	\$2.3	825	Feb 2019	N/A
2518	\$1,900/mth	1/1	\$2.3	825	Dec 2018	N/A
2610	\$209,000	0/1	\$491.8	425	Apr 2017	CARLOS OLIV...
2810	\$214,900	0/1	\$505.6	425	Sep 2017	RAFAEL BRIA...
3010	\$198,000	0/1	\$465.9	425	Feb 2019	N/A
3015	\$519,900	2/2	\$504.8	1030	Jan 2015	N/A
3024	\$395,000	3/2	\$320.6	1232	Nov 2018	N/A
3120	\$290,000	1/1	\$351.5	825	Feb 2019	N/A
3210	\$1,500/mth	0/1	\$3.5	425	Feb 2019	N/A
3306	\$290,000	1/1	\$351.5	825	Aug 2018	JORGE P COR...
3308	\$295,000	1/1	\$357.6	825	Feb 2019	N/A
3323	\$379,000	2/2	\$343.0	1105	Jan 2019	N/A
3401	\$409,000	2/2	\$370.1	1105	Mar 2019	N/A
3409	\$425,000	2/2	\$359.3	1183	Feb 2019	N/A
3519	\$1,925/mth	1/1	\$2.3	825	Feb 2019	N/A
3601	\$420,000	2/2	\$380.1	1105	Jul 2017	N/A
3615	\$425,000	2/2	\$412.6	1030	Jul 2016	N/A
3815	\$395,000	2/2	\$383.5	1030	Nov 2017	N/A
3815	\$2,600/mth	2/2	\$2.5	1030	Dec 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3921	\$1,950/mth	1/1	\$2.4	825	Feb 2019	N/A
3923	\$375,000	2/2	\$339.4	1105	Feb 2019	N/A
4001	\$3,800/mth	2/2	\$3.4	1105	Dec 2018	N/A
4015	\$380,000	2/2	\$368.9	1030	Jan 2019	N/A
4103	\$1,900/mth	1/1	\$2.3	825	Mar 2019	N/A
4118	\$3,500/mth	1/1	\$4.2	825	Sep 2018	N/A
4124	\$395,000	3/2	\$320.6	1232	Feb 2019	N/A
4209	\$389,000	2/2	\$328.8	1183	Jan 2019	N/A
4217	\$350,000	1/1	\$418.7	836	Mar 2018	N/A
4314	\$419,000	2/2	\$336.5	1245	Oct 2018	N/A