

Market Report

May, 2019



The Club at Brickell Bay

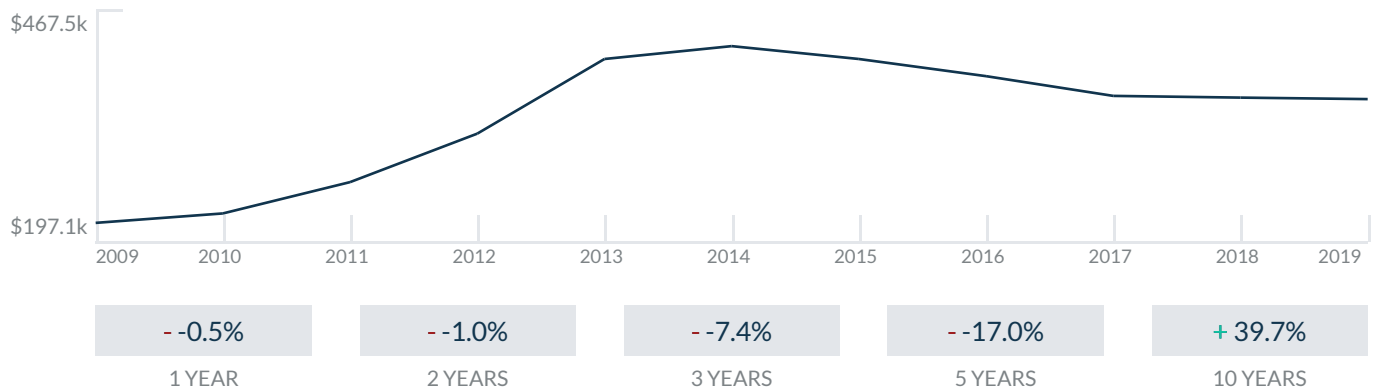
1200 Brickell Bay Drive
Miami, FL 33131

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.

Property Stats

POSTAL CODE 33131

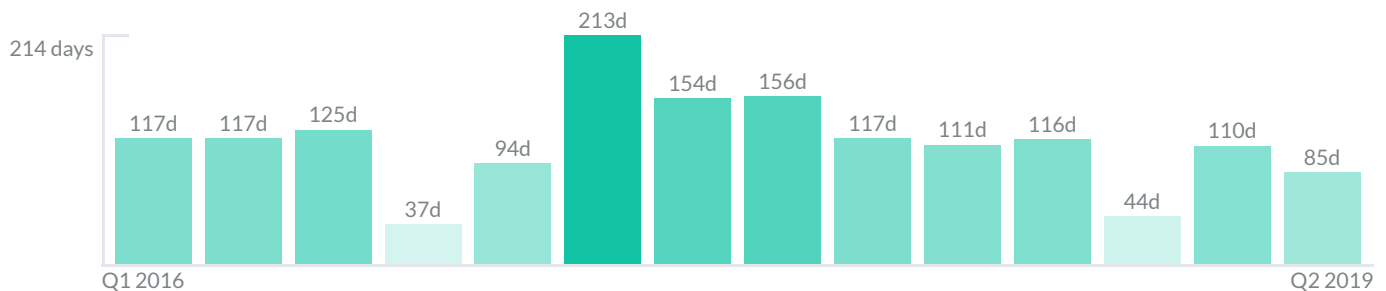
The property stats graph represents the median price evolution since ten years in your postal code area.



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

Insights

IN THE CLUB AT BRICKELL BAY

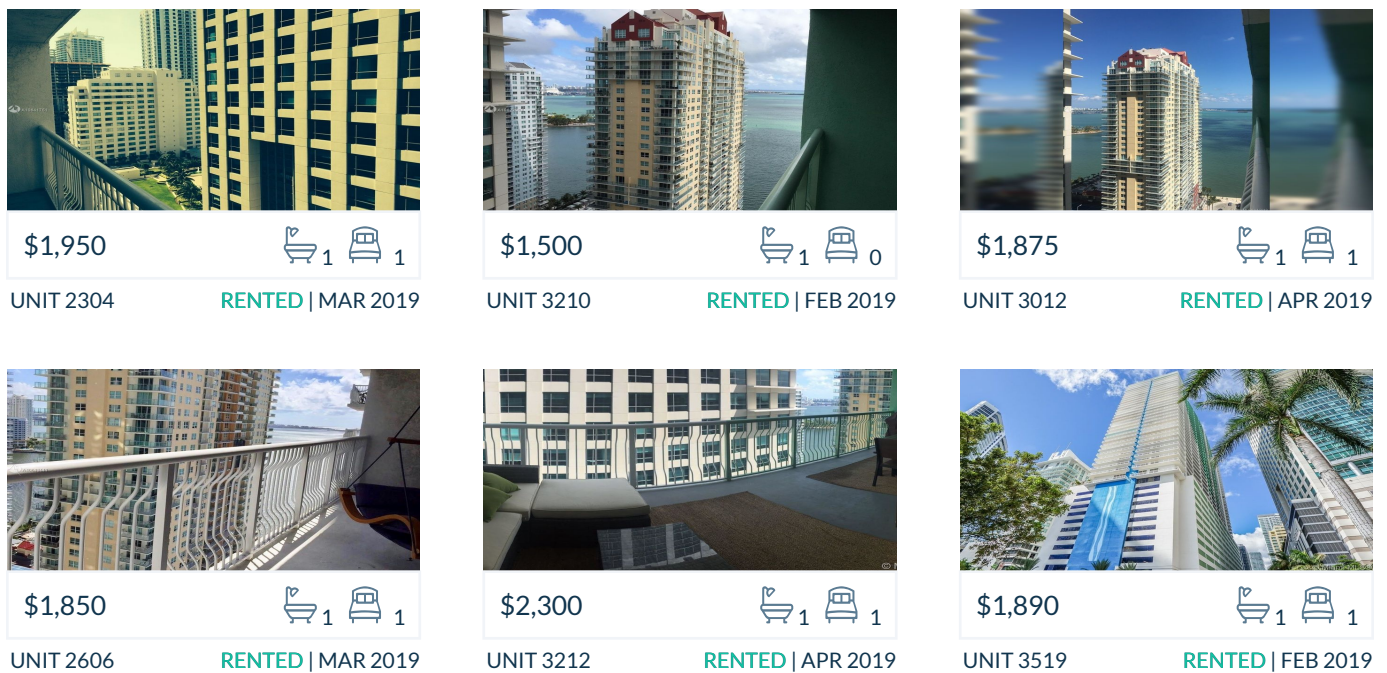
Below the average listing prices of available unit per property type.



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
3024	\$395,000	3/2	\$320.6	1,232	Apr 2019	106
3010	\$198,000	0/1	\$465.9	425	Apr 2019	27
3112	\$255,000	1/1	\$311.7	818	Apr 2019	25
4017	\$289,000	1/1	\$345.7	836	Apr 2019	175
2616	\$208,500	0/1	\$490.6	425	Apr 2019	91
4219	\$265,000	1/1	\$321.2	825	Mar 2019	28
3716	\$198,000	0/1	\$465.9	425	Mar 2019	27
3807	\$299,000	1/1	\$384.3	778	Mar 2019	106
2519	\$270,000	1/1	\$327.3	825	Mar 2019	138
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

Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2304	\$1,950	1/1	\$2.4	825	Apr 2019	30
2606	\$1,850	1/1	\$2.2	825	Apr 2019	20
3012	\$1,875	1/1	\$2.3	818	Apr 2019	24
3212	\$2,300	1/1	\$2.8	818	Apr 2019	12
2016	\$1,475	0/1	\$3.5	425	Apr 2019	50
3519	\$1,890	1/1	\$2.3	825	Apr 2019	73
2003	\$1,975	1/1	\$2.4	825	Apr 2019	194
1822	\$1,800	1/1	\$2.2	825	Apr 2019	28
2503	\$2,050	1/1	\$2.5	825	Apr 2019	66
3921	\$1,950	1/1	\$2.4	825	Apr 2019	41
2210	\$1,550	0/1	\$3.1	500	Apr 2019	48
2518	\$1,900	1/1	\$2.3	825	Mar 2019	118
1517	\$1,850	1/1	\$2.2	836	Mar 2019	56
1802	\$3,000	3/2	\$2.4	1,232	Mar 2019	13
4114	\$2,900	3/2	\$2.3	1,245	Mar 2019	162
1818	\$1,850	1/1	\$2.2	825	Mar 2019	9
3520	\$2,200	1/1	\$2.7	825	Mar 2019	22
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

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
24-F	\$4,300/mth	2/2	\$2.6	1630	Apr 2019	N/A
1503	\$1,875/mth	1/1	\$2.3	825	May 2019	N/A
1509	\$374,999	2/2	\$286.3	1310	Jan 2019	N/A
1524	\$2,900/mth	3/2	\$2.4	1232	Jul 2018	N/A
1616	\$1,550/mth	0/1	\$3.6	425	May 2019	N/A
1618	\$285,000	1/1	\$345.5	825	Mar 2019	N/A
1707	\$300,000	1/1	\$385.6	778	Mar 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
1809	\$359,950	2/2	\$304.3	1183	May 2018	MANUEL DUP...
1809	\$2,500/mth	2/2	\$2.1	1183	Apr 2019	N/A
1824	\$3,000/mth	3/2	\$2.4	1232	Mar 2019	N/A
1907	\$1,900/mth	1/1	\$2.4	778	May 2019	N/A
1909	\$375,000	2/2	\$317.0	1183	May 2018	DERICK L TO...
2007	\$450,000	1/1	\$578.4	778	Jan 2019	N/A
2009	\$410,000	2/2	\$346.6	1183	Mar 2017	N/A
2223	\$365,000	2/2	\$330.3	1105	Feb 2019	N/A
2317	\$1,975/mth	1/1	\$2.4	836	Apr 2019	N/A
2318	\$270,000	1/1	\$327.3	825	Feb 2019	N/A
2606	\$285,000	1/1	\$345.5	825	Mar 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2610	\$209,000	0/1	\$491.8	425	Apr 2017	CARLOS OLIV...
2719	\$1,950/mth	1/1	N/A	N/A	May 2019	N/A
2808	\$1,900/mth	1/1	\$2.3	825	May 2019	N/A
2810	\$212,900	0/1	\$500.9	425	Sep 2017	RAFAEL BRIA...
2812	\$1,900/mth	1/1	\$2.3	818	May 2019	N/A
2905	\$269,000	1/1	\$363.5	740	Apr 2019	N/A
2923	\$2,900/mth	2/2	\$2.6	1105	Apr 2019	N/A
3008	\$2,100/mth	1/1	\$2.5	825	Apr 2019	N/A
3015	\$519,900	2/2	\$504.8	1030	Jan 2015	N/A
3120	\$290,000	1/1	\$351.5	825	Feb 2019	N/A
3124	\$3,000/mth	3/2	\$2.4	1232	Apr 2019	N/A
3306	\$290,000	1/1	\$351.5	825	Aug 2018	JORGE P COR...
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
3601	\$420,000	2/2	\$380.1	1105	Jul 2017	N/A
3605	\$1,800/mth	1/1	\$2.4	740	Mar 2019	N/A
3615	\$425,000	2/2	\$412.6	1030	Jul 2016	N/A
3815	\$385,000	2/2	\$373.8	1030	Nov 2017	N/A
3815	\$2,600/mth	2/2	\$2.5	1030	Dec 2018	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3912	\$1,925/mth	1/1	N/A	N/A	Apr 2019	N/A
3914	\$1,850/mth	1/1	\$2.3	818	Apr 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
4105	\$2,250/mth	1/1	\$3.0	740	May 2019	N/A
4118	\$3,000/mth	1/1	\$3.6	825	Sep 2018	N/A
4119	\$295,000	1/1	\$357.6	825	May 2019	N/A
4209	\$375,000	2/2	\$317.0	1183	Jan 2019	N/A
4217	\$350,000	1/1	\$418.7	836	Mar 2018	N/A
4314	\$405,000	2/2	\$325.3	1245	Oct 2018	N/A