



## The Club at Brickell Bay

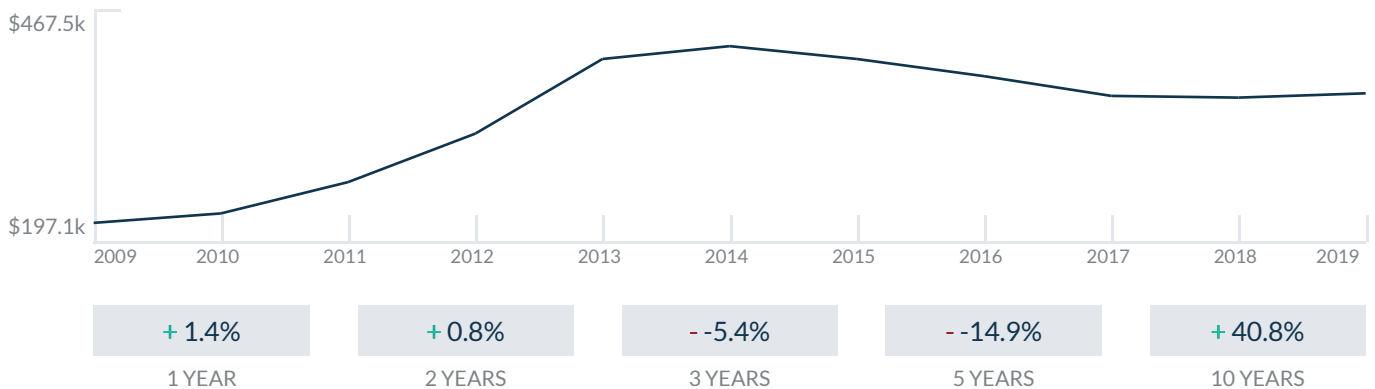
1200 Brickell Bay Drive  
Miami, FL 33131

Every month we compile this comprehensive market report focus on The Club at Brickell Bay in this convenient and easy to read format. Our datas 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

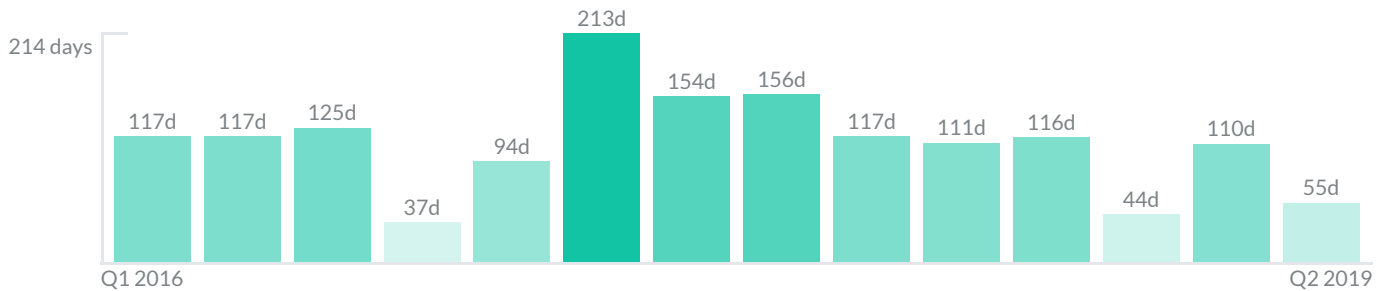
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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   | MIDDLE SCHOOL            | HIGH SCHOOL |
|---|--------------------------|-------------|
| Alpha Charter Of Aspire Engenio 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

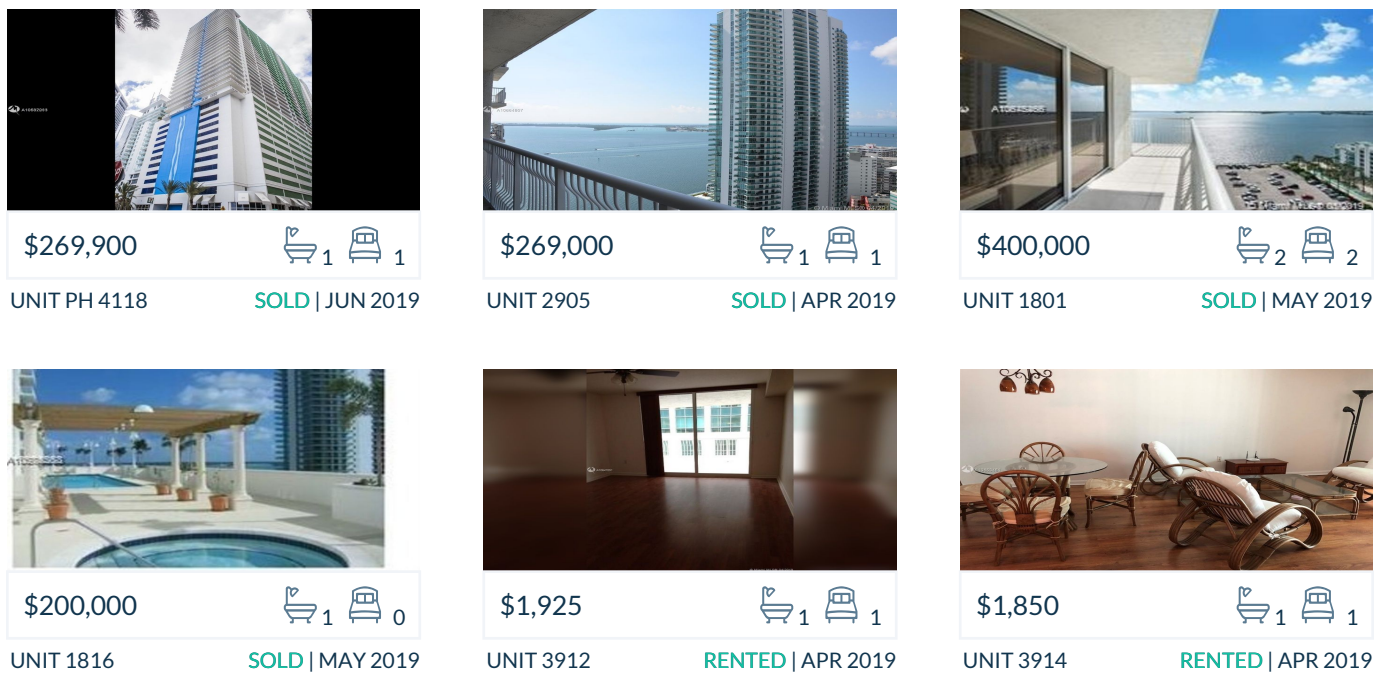
Below the average listing prices of available unit per property type.



# 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 |
|----------|-----------|------------|---------|-------|-------------|----------------|
| PH 41... | \$269,900 | 1/1        | \$327.2 | 825   | Jun 2019    | 10             |
| 2905     | \$269,000 | 1/1        | \$363.5 | 740   | Jun 2019    | 28             |
| 1801     | \$400,000 | 2/2        | \$362.0 | 1,105 | Jun 2019    | 20             |
| 1816     | \$200,000 | 0/1        | \$470.6 | 425   | Jun 2019    | 19             |
| 3901     | \$359,000 | 2/2        | \$324.9 | 1,105 | Jun 2019    | 57             |
| 3401     | \$409,000 | 2/2        | \$370.1 | 1,105 | Jun 2019    | 98             |
| 3308     | \$295,000 | 1/1        | \$357.6 | 825   | May 2019    | 59             |
| 3822     | \$270,000 | 1/1        | \$327.3 | 825   | Apr 2019    | 6              |
| 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            |

## Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 3912 | \$1,925 | 1/1        | \$2.4   | 818   | Jun 2019    | 77             |
| 3914 | \$1,850 | 1/1        | \$2.3   | 818   | Jun 2019    | 66             |
| 1503 | \$1,875 | 1/1        | \$2.3   | 825   | Jun 2019    | 44             |
| 3008 | \$2,100 | 1/1        | \$2.5   | 825   | Jun 2019    | 70             |
| 3515 | \$3,500 | 2/2        | \$3.4   | 1,030 | Jun 2019    | 13             |
| 3718 | \$1,800 | 1/1        | \$2.2   | 825   | May 2019    | 4              |
| 2803 | \$1,925 | 1/1        | \$2.3   | 825   | May 2019    | 7              |
| 1724 | \$3,100 | 3/2        | \$2.0   | 1,548 | May 2019    | 2              |
| 1524 | \$2,900 | 3/2        | \$2.4   | 1,232 | May 2019    | 77             |
| 1824 | \$3,000 | 3/2        | \$2.4   | 1,232 | May 2019    | 75             |
| 2310 | \$1,400 | 0/1        | \$3.3   | 425   | May 2019    | 23             |
| 2304 | \$1,950 | 1/1        | \$2.4   | 825   | Apr 2019    | 30             |
| 3210 | \$1,500 | 0/1        | \$3.5   | 425   | Apr 2019    | 57             |
| 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             |
| 4103 | \$1,900 | 1/1        | \$2.3   | 825   | Apr 2019    | 42             |
| 2003 | \$1,975 | 1/1        | \$2.4   | 825   | Apr 2019    | 194            |

## 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           |
| 1601 | \$420,000   | 2/2        | \$380.1 | 1105 | Jun 2019     | N/A           |
| 1614 | \$260,000   | 1/1        | \$317.8 | 818  | Jul 2019     | N/A           |
| 1618 | \$285,000   | 1/1        | \$345.5 | 825  | Mar 2019     | N/A           |
| 1619 | \$238,000   | 1/1        | \$288.5 | 825  | May 2019     | N/A           |
| 1707 | \$300,000   | 1/1        | \$385.6 | 778  | Mar 2019     | N/A           |
| 1708 | \$270,000   | 1/1        | \$327.3 | 825  | Jul 2019     | N/A           |
| 1708 | \$1,900/mth | 1/1        | \$2.3   | 825  | Jul 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... |
| 1907 | \$1,950/mth | 1/1        | \$2.5   | 778  | May 2019     | N/A           |
| 2007 | \$425,000   | 1/1        | \$546.3 | 778  | Jul 2019     | N/A           |
| 2009 | \$379,900   | 2/2        | \$321.1 | 1183 | Mar 2017     | N/A           |
| 2016 | \$199,000   | 0/1        | \$468.2 | 425  | Jul 2019     | N/A           |
| 2118 | \$1,900/mth | 1/1        | \$2.3   | 825  | May 2019     | N/A           |
| 2206 | \$2,000/mth | 1/1        | \$2.4   | 825  | Jul 2019     | N/A           |
| 2223 | \$365,000   | 2/2        | \$330.3 | 1105 | Feb 2019     | N/A           |
| 2303 | \$1,900/mth | 1/1        | \$2.3   | 825  | Jul 2019     | N/A           |
| 2312 | \$270,000   | 1/1        | \$330.1 | 818  | May 2019     | N/A           |

## Currently Listed

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ACTIVE LISTINGS 2/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-------------|------------|---------|------|--------------|----------------|
| 2324 | \$3,000/mth | 3/2        | \$2.4   | 1232 | Jun 2019     | N/A            |
| 2414 | \$268,800   | 1/1        | \$328.6 | 818  | Jul 2019     | N/A            |
| 2909 | \$2,600/mth | 2/2        | \$2.2   | 1183 | Jun 2019     | N/A            |
| 3015 | \$519,900   | 2/2        | \$504.8 | 1030 | Jan 2015     | N/A            |
| 3114 | \$2,100/mth | 1/1        | \$2.6   | 818  | Jul 2019     | N/A            |
| 3122 | \$1,900/mth | 1/1        | \$2.3   | 825  | Jul 2019     | N/A            |
| 3306 | \$290,000   | 1/1        | \$351.5 | 825  | Aug 2018     | JORGE P COR... |
| 3310 | \$1,400/mth | 0/1        | \$3.3   | 425  | Jul 2019     | N/A            |
| 3323 | \$379,000   | 2/2        | \$343.0 | 1105 | Jan 2019     | N/A            |
| 3409 | \$425,000   | 2/2        | \$359.3 | 1183 | Feb 2019     | N/A            |
| 3601 | \$420,000   | 2/2        | \$380.1 | 1105 | Jun 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 | \$2,500/mth | 2/2        | \$2.4   | 1030 | Dec 2018     | N/A            |
| 3818 | \$2,100/mth | 1/1        | \$2.5   | 825  | Jul 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 | \$370,000   | 2/2        | \$359.2 | 1030 | Jan 2019     | N/A            |
| 4015 | \$2,600/mth | 2/2        | \$2.5   | 1030 | Jul 2019     | N/A            |
| 4016 | \$215,000   | 0/1        | \$505.9 | 425  | Jul 2019     | N/A            |

## Currently Listed

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ACTIVE LISTINGS 3/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 4209 | \$365,000   | 2/2        | \$308.5 | 1183 | Jan 2019     | N/A   |
| 4209 | \$2,200/mth | 2/2        | \$1.9   | 1183 | Jul 2019     | N/A   |
| 4217 | \$350,000   | 1/1        | \$418.7 | 836  | Mar 2018     | N/A   |
| 4314 | \$395,000   | 2/2        | \$317.3 | 1245 | Oct 2018     | N/A   |