

# Market Report

February, 2020



## The Club at Brickell Bay

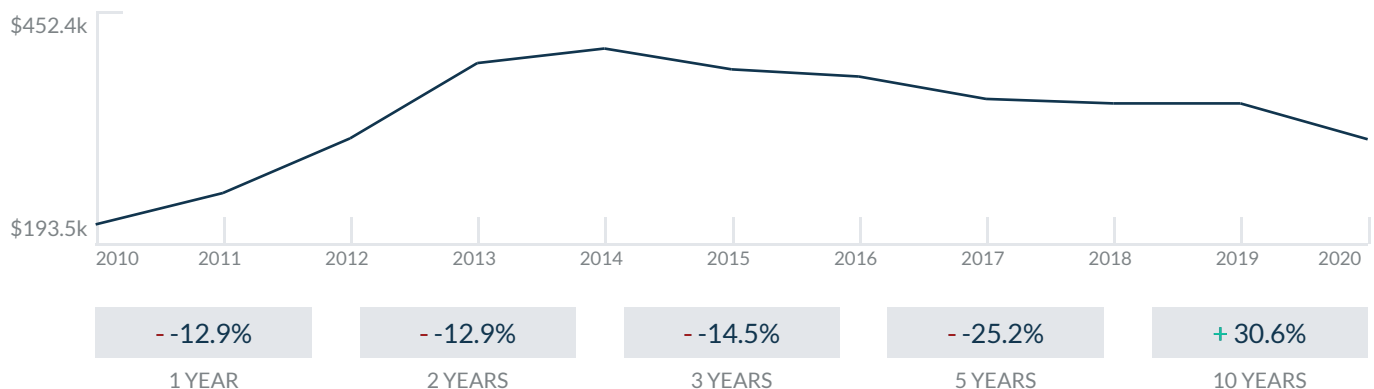
1200 Brickell Bay Drive  
Miami, FL 33131

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

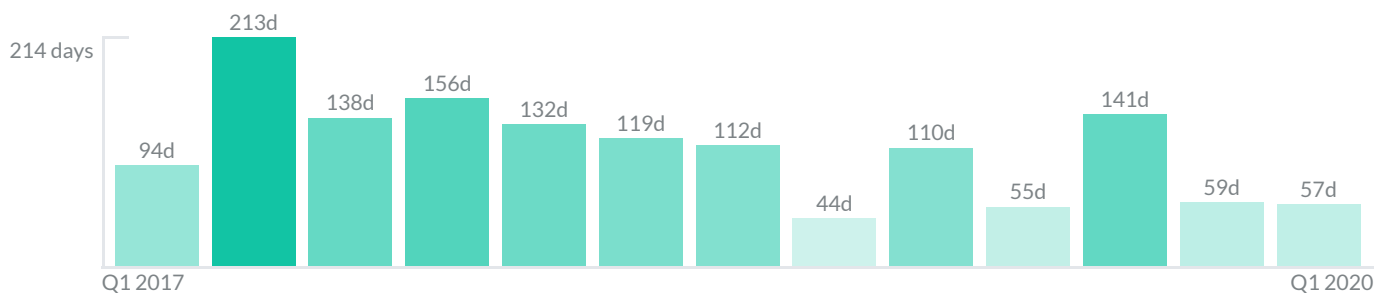
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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	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 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

 <p>\$2,050</p> <p>UNIT 4305</p> <p>RENTED   JAN 2020</p> <p>1 Bath 1 Bed</p>	 <p>\$1,900</p> <p>UNIT 1506</p> <p>RENTED   JAN 2020</p> <p>1 Bath 1 Bed</p>	 <p>\$315,000</p> <p>UNIT PH4106</p> <p>SOLD   JAN 2020</p> <p>1 Bath 1 Bed</p>
 <p>\$1,650</p> <p>UNIT 3016</p> <p>RENTED   JAN 2020</p> <p>1 Bath 0 Bed</p>	 <p>\$1,900</p> <p>UNIT 3906</p> <p>SOLD   JAN 2020</p> <p>1 Bath 1 Bed</p>	 <p>\$1,500</p> <p>UNIT 2710</p> <p>RENTED   JAN 2020</p> <p>1 Bath 0 Bed</p>

## Sold

LAST 20 PROPERTIES SOLD IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
PH41...	\$315,000	1/1	\$381.8	825	Jan 2020	57
3906	\$1,900	1/1	\$2.3	825	Dec 2019	71
3002	\$440,000	3/2	\$357.1	1,232	Dec 2019	13
1619	\$232,000	1/1	\$281.2	825	Dec 2019	65
2210	\$200,000	0/1	\$470.6	425	Dec 2019	49
2120	\$289,000	1/1	\$350.3	825	Nov 2019	21
3908	\$290,000	1/1	\$351.5	825	Nov 2019	130
1708	\$270,000	1/1	\$327.3	825	Oct 2019	51
2414	\$268,800	1/1	\$328.6	818	Oct 2019	73
4016	\$215,000	0/1	\$505.9	425	Sep 2019	88
1802	\$480,000	3/2	\$389.6	1,232	Sep 2019	211
1614	\$260,000	1/1	\$317.8	818	Sep 2019	43
2810	\$212,000	0/1	\$498.8	425	Sep 2019	653
1509	\$374,999	2/2	\$286.3	1,310	Sep 2019	190
2312	\$270,000	1/1	\$330.1	818	Sep 2019	77
1721	\$229,900	1/1	\$278.7	825	Aug 2019	25
2318	\$270,000	1/1	\$327.3	825	Aug 2019	138
2704	\$295,000	1/1	\$357.6	825	Aug 2019	27
2606	\$285,000	1/1	\$345.5	825	Aug 2019	56
3502	\$449,900	3/2	\$365.2	1,232	Aug 2019	47

## Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4305	\$2,050	1/1	\$2.8	740	Jan 2020	36
1506	\$1,900	1/1	\$2.3	825	Jan 2020	58
3016	\$1,650	0/1	\$3.9	425	Jan 2020	97
2710	\$1,500	0/1	\$3.5	425	Dec 2019	84
2503	\$1,850	1/1	\$2.2	825	Dec 2019	129
3022	\$1,990	1/1	\$2.4	825	Dec 2019	26
2819	\$1,900	1/1	\$2.3	825	Dec 2019	29
1716	\$1,525	0/1	\$3.6	425	Dec 2019	24
3015	\$2,450	2/2	\$2.4	1,030	Dec 2019	10
2201	\$2,650	2/2	\$2.4	1,105	Dec 2019	25
3020	\$1,875	1/1	\$2.3	825	Nov 2019	16
1704	\$1,800	1/1	\$2.2	825	Nov 2019	7
3204	\$1,750	1/1	\$2.1	825	Nov 2019	66
1620	\$2,000	1/1	\$2.4	825	Nov 2019	31
3518	\$2,000	1/1	\$2.4	825	Nov 2019	41
2716	\$1,550	0/1	\$3.6	425	Nov 2019	31
2316	\$1,425	0/1	\$3.4	425	Nov 2019	47
2701	\$2,795	2/2	\$2.5	1,105	Nov 2019	7
4217	\$2,100	1/1	\$2.5	836	Oct 2019	20
3717	\$2,000	1/1	\$2.4	836	Oct 2019	24

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1501	\$375,000	2/2	\$339.4	1105	Dec 2019	ISMAIL CHEM...
1504	\$279,500	1/1	\$338.8	825	Dec 2019	MARC J SCHL...
1515	\$2,400/mth	2/2	\$2.3	1030	Dec 2019	JOSE MARCEL...
1601	\$6,000	2/2	\$5.4	1105	Jan 2020	SYBELLE D M...
1601	\$385,000	2/2	\$348.4	1105	Oct 2019	SYBELLE D M...
1608	\$2,100/mth	1/1	\$2.5	825	Jan 2020	MARIO H CO...
1704	\$294,000	1/1	N/A	N/A	Nov 2019	SANDRA HER...
1707	\$2,100/mth	1/1	N/A	N/A	Oct 2019	ALPHONSO E...
1708	\$1,900/mth	1/1	\$2.3	825	Oct 2019	DANIELLE RU...
1716	\$1,600/mth	0/1	\$3.8	425	Oct 2019	ROBERTO PA...
1722	\$4,000/mth	1/1	\$4.8	825	Dec 2019	MARIANA B D...
1801	\$3,500/mth	2/2	N/A	N/A	Oct 2019	N/A
1803	\$2,000/mth	1/1	\$2.4	825	Dec 2019	CARLOS MEN...
1807	\$275,000	1/1	\$353.5	778	Jan 2020	THE KDG BRI...
1902	\$450,000	3/2	\$365.3	1232	Nov 2019	NARAYANDA...
2007	\$350,000	1/1	\$449.9	778	Nov 2019	CESAR E PEREZ
2009	\$379,900	2/2	\$321.1	1183	Mar 2017	N/A
2009	\$379,900	2/2	\$321.1	1183	Dec 2019	LUIS F GILABE...
2022	\$2,100/mth	1/1	\$2.5	825	Dec 2019	ADRIANA M T...
2210	\$250,000	0/1	\$588.2	425	Jan 2020	SHANNON V...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2223	\$360,000	2/2	\$325.8	1105	Oct 2019	N/A
2303	\$1,900/mth	1/1	\$2.3	825	Nov 2019	PHILIP W LEE...
2404	\$1,900/mth	1/1	\$2.3	825	Oct 2019	OSCAR R GRA...
2410	\$215,000	0/1	\$505.9	425	Oct 2019	
2418	\$2,399/mth	1/1	\$2.9	825	Dec 2019	CHAIBEN ELI...
2523	\$5,500/mth	2/2	\$5.0	1105	Jan 2020	JILL COLLINS...
2705	\$1,950/mth	1/1	\$2.6	740	Dec 2019	JULIUS BARB...
2705	\$289,000	1/1	\$390.5	740	Dec 2019	JULIUS BARB...
2712	\$2,000/mth	1/1	\$2.4	818	Jan 2020	LUCIA G LOPI...
2819	\$287,000	1/1	\$347.9	825	Dec 2019	JULIA EMILIA...
2909	\$2,450/mth	2/2	\$2.1	1183	Nov 2019	TODD ROSEN...
3015	\$519,900	2/2	\$504.8	1030	Jan 2015	N/A
3015	\$379,000	2/2	\$368.0	1030	Dec 2019	
3212	\$2,300/mth	1/1	\$2.8	818	Dec 2019	JULIANA GIL...
3302	\$4,200/mth	3/2	\$3.4	1232	Nov 2019	JAIRO AVILLA...
3319	\$3,650/mth	1/1	\$4.4	825	Oct 2019	DAVID R PERE...
3402	\$7,000	3/2	\$5.7	1232	Jan 2020	NANCY N SI BI...
3409	\$410,000	2/2	\$346.6	1183	Nov 2019	KIKKO SUN C...
3601	\$420,000	2/2	\$380.1	1105	Oct 2019	RICARDO A B...
3601	\$440,000	2/2	N/A	N/A	Nov 2019	RICARDO A B...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3603	\$330,000	1/1	\$400.0	825	Oct 2019	N/A
3614	\$1,900/mth	1/1	\$2.3	818	Jan 2020	JORGE A REST...
3615	\$425,000	2/2	\$412.6	1030	Jul 2016	N/A
3819	\$2,300/mth	1/1	\$2.8	825	Jan 2020	RAFAEL LUNA
3905	\$2,200/mth	1/1	\$3.0	740	Oct 2019	BEATRIS GON...
3908	\$2,500/mth	1/1	\$3.0	825	Dec 2019	
3914	\$289,000	1/1	\$353.3	818	Dec 2019	JOSE T BUENO
3923	\$370,000	2/2	\$334.8	1105	Jan 2020	N/A
4015	\$355,000	2/2	\$344.7	1030	Dec 2019	CHARY CARO...
4118	\$3,495	1/1	\$4.2	825	Dec 2019	DAVID WALK...
4208	\$350,000	1/1	\$424.2	825	Nov 2019	QUALITY GEN...
4208	\$3,000/mth	1/1	\$3.6	825	Nov 2019	QUALITY GEN...
4209	\$365,000	2/2	\$308.5	1183	Jan 2019	N/A
4214	\$5,500/mth	3/2	\$4.4	1245	Dec 2019	ALEX TUPACY...
4217	\$350,000	1/1	\$418.7	836	Nov 2019	CENTINELA L...
4307	\$3,000/mth	1/1	\$3.9	778	Oct 2019	