

Market Report

July, 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.

Property Stats

POSTAL CODE 33131

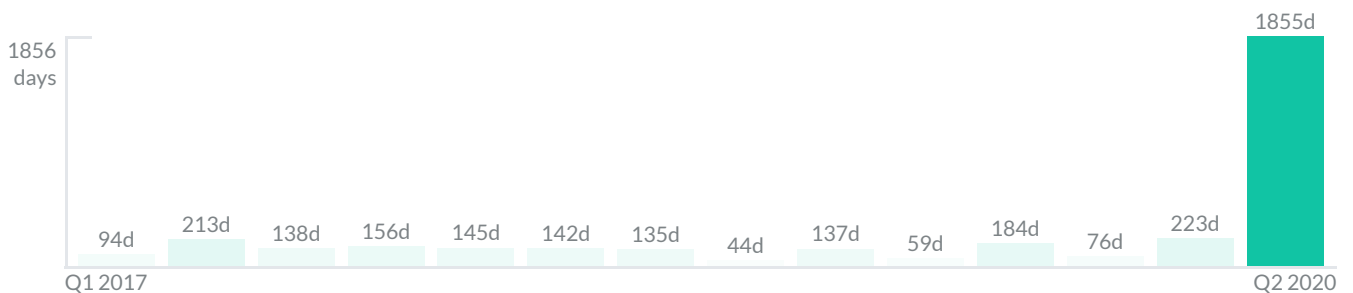
The property stats graph represents the median price evolution since ten years in your postal code area.



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 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

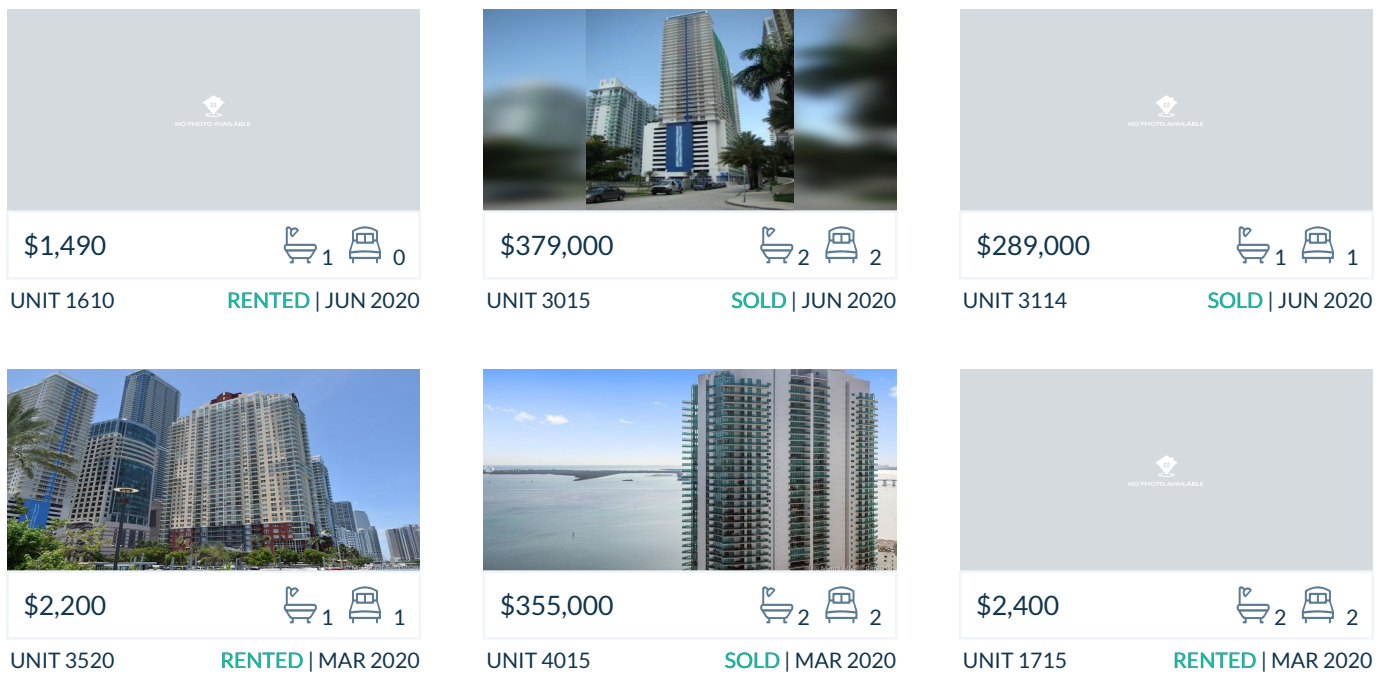
Below the average listing prices of available unit per property type.



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
3015	\$379,000	2/2	\$368.0	1,030	Apr 2020	1855
3114	\$289,000	1/1	\$353.3	818	Mar 2020	61
4015	\$355,000	2/2	\$344.7	1,030	Mar 2020	388
2009	\$379,900	2/2	\$321.1	1,183	Feb 2020	1051
3323	\$379,000	2/2	\$343.0	1,105	Feb 2020	357
3212	\$286,500	1/1	\$350.2	818	Feb 2020	62
3923	\$370,000	2/2	\$334.8	1,105	Feb 2020	313
3601	\$440,000	2/2	N/A	N/A	Feb 2020	79
1504	\$279,500	1/1	\$338.8	825	Feb 2020	26
4020	\$295,000	1/1	\$357.6	825	Jan 2020	27
2116	\$200,000	0/1	\$470.6	425	Jan 2020	31
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
3306	\$290,000	1/1	\$351.5	825	Dec 2019	46
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
3708	\$250,000	1/1	\$303.0	825	Oct 2019	1

Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1610	\$1,490	0/1	\$3.5	425	Jun 2020	41
3520	\$2,200	1/1	\$2.7	825	Mar 2020	21
1715	\$2,400	2/2	\$2.3	1,030	Mar 2020	15
2909	\$2,450	2/2	\$2.1	1,183	Feb 2020	237
3410	\$1,550	0/1	\$3.6	425	Feb 2020	71
3905	\$2,200	1/1	\$3.0	740	Feb 2020	108
2712	\$2,000	1/1	\$2.4	818	Feb 2020	28
1803	\$2,000	1/1	\$2.4	825	Jan 2020	29
3515	\$2,200	2/2	\$2.1	1,030	Jan 2020	151
2714	\$1,800	1/1	\$2.2	818	Jan 2020	48
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

Currently Listed

ACTIVE LISTINGS 1/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1404	\$2,100/mth	1/1	\$2.5	825	Jun 2020	N/A
1404	\$325,000	1/1	\$393.9	825	Jun 2020	N/A
1515	\$2,400/mth	2/2	\$2.3	1030	Jun 2020	JOSE MARCEL...
1517	\$2,000/mth	1/1	\$2.4	836	Feb 2020	VALENTIN GO...
1524	\$415,000	3/2	\$336.9	1232	Jun 2020	N/A
1601	\$3,200	2/2	\$2.9	1105	Jun 2020	SYBELLE D M...
1608	\$2,000/mth	1/1	\$2.4	825	Jun 2020	MARIO H CO...
1608	\$275,000	1/1	\$333.3	825	Jun 2020	MARIO H CO...
1619	\$289,000	1/1	\$350.3	825	Feb 2020	FEDERAL NAT...
1619	\$272,500	1/1	\$330.3	825	Jun 2020	N/A
1620	\$2,000/mth	1/1	\$2.4	825	Jun 2020	N/A
1620	\$282,000	1/1	\$341.8	825	Jun 2020	AUGUSTUS V...
1707	\$2,499/mth	1/1	N/A	N/A	Jun 2020	ALPHONSO E...
1710	\$210,000	0/1	\$494.1	425	Jun 2020	N/A
1722	\$4,000/mth	1/1	\$4.8	825	Jun 2020	MARIANA B D...
1801	\$2,900/mth	2/2	N/A	N/A	Jun 2020	N/A
1816	\$1,500/mth	0/1	\$3.5	425	Jun 2020	N/A
1902	\$450,000	3/2	\$365.3	1232	Feb 2020	NARAYANDA...
1902	\$4,500/mth	3/2	\$3.7	1232	Jun 2020	N/A
1902	\$450,000	3/2	\$365.3	1232	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1912	\$2,050/mth	1/1	\$2.5	818	Jun 2020	N/A
1916	\$1,550/mth	0/1	\$3.6	425	Jun 2020	N/A
1921	\$1,900/mth	1/1	\$2.3	825	Jun 2020	N/A
2005	\$1,900/mth	1/1	\$2.6	740	Feb 2020	N/A
2007	\$450,000	1/1	\$578.4	778	Jun 2020	CESAR E PEREZ
2012	\$4,000/mth	1/1	\$4.9	818	Feb 2020	CHRISTINA M...
2018	\$1,900/mth	1/1	\$2.3	825	Jun 2020	JACQUELINE...
2024	\$4,100/mth	3/2	\$3.3	1232	Jun 2020	N/A
2204	\$295,000	1/1	\$357.6	825	Jun 2020	N/A
2210	\$250,000	0/1	\$588.2	425	Feb 2020	SHANNON V...
2210	\$1,750/mth	0/1	\$4.1	425	Jun 2020	SHANNON V...
2219	\$1,850/mth	1/1	\$2.2	825	Jun 2020	N/A
2304	\$275,000	1/1	\$333.3	825	Jun 2020	N/A
2324	\$3,000/mth	3/2	\$2.4	1232	Jun 2020	N/A
2401	\$3,000/mth	2/2	\$2.7	1105	Jun 2020	N/A
2404	\$2,200/mth	1/1	\$2.7	825	Jun 2020	OSCAR R GRA...
2409	\$3,300/mth	2/2	\$2.8	1183	Jun 2020	N/A
2417	\$285,000	1/1	\$340.9	836	Jun 2020	N/A
2418	\$2,399/mth	1/1	\$2.9	825	Feb 2020	CHAIBEN ELI...
2418	\$2,300/mth	1/1	\$2.8	825	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2420	\$1,850/mth	1/1	\$2.2	825	Jun 2020	
2507	\$231,900	1/1	\$298.1	778	Jun 2020	ANDRES MOL...
2507	\$275,000	1/1	\$353.5	778	Feb 2020	ANDRES MOL...
2515	\$2,350/mth	2/2	\$2.3	1030	Feb 2020	OMAR HERN...
2523	\$5,000/mth	2/2	\$4.5	1105	Jun 2020	JILL COLLINS...
2601	\$429,000	2/2	\$388.2	1105	Jun 2020	N/A
2703	\$1,890/mth	1/1	\$2.3	825	Jun 2020	
2818	\$284,900	1/1	\$345.3	825	Jun 2020	JAY BRAY
2824	\$4,000/mth	3/2	\$3.2	1232	Jun 2020	N/A
2912	\$2,150/mth	1/1	\$2.6	818	Jun 2020	N/A
2919	\$279,500	1/1	\$338.8	825	Jun 2020	N/A
3005	\$1,950/mth	1/1	\$2.6	740	Jun 2020	N/A
3014	\$2,250/mth	1/1	\$2.8	818	Feb 2020	
3016	\$1,550/mth	0/1	\$3.6	425	Jun 2020	INC. BRICKEL...
3112	\$2,300/mth	1/1	\$2.8	818	Jun 2020	N/A
3114	\$2,200/mth	1/1	\$2.7	818	Jun 2020	N/A
3119	\$1,800/mth	1/1	\$2.2	825	Jun 2020	SIMON KUNIN
3210	\$210,000	0/1	\$494.1	425	Jun 2020	TIBISAY ELEN...
3210	\$1,500/mth	0/1	\$3.5	425	Jun 2020	TIBISAY ELEN...
3217	\$2,300/mth	1/1	\$2.8	836	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3224	\$2,800/mth	3/2	\$2.3	1232	Jun 2020	RITHA ALHIN...
3302	\$4,200/mth	3/2	\$3.4	1232	Feb 2020	JAIRO AVILLA...
3303	\$290,000	1/1	\$351.5	825	Jun 2020	
3319	\$3,650/mth	1/1	\$4.4	825	Feb 2020	DAVID R PERE...
3402	\$7,000	3/2	\$5.7	1232	Jan 2020	NANCY N SI BI...
3404	\$295,000	1/1	\$357.6	825	Jun 2020	MARIA FERN...
3404	\$1,830/mth	1/1	\$2.2	825	Jun 2020	N/A
3412	\$288,000	1/1	\$352.1	818	Jun 2020	N/A
3503	\$2,000/mth	1/1	\$2.4	825	Jun 2020	N/A
3520	\$2,200/mth	1/1	\$2.7	825	Jun 2020	N/A
3521	\$1,900/mth	1/1	\$2.3	825	Jun 2020	N/A
3603	\$290,000	1/1	\$351.5	825	Jun 2020	N/A
3603	\$2,100/mth	1/1	\$2.5	825	Jun 2020	N/A
3609	\$425,000	2/2	\$359.3	1183	Jun 2020	CHRISTINA M...
3610	\$1,750/mth	0/1	\$4.1	425	Jun 2020	N/A
3706	\$1,900/mth	1/1	\$2.3	825	Jun 2020	N/A
3802	\$3,400/mth	3/2	\$2.8	1232	Jun 2020	N/A
3806	\$1,850/mth	1/1	\$2.2	825	Jun 2020	N/A
3809	\$3,200/mth	2/2	\$2.7	1183	Jun 2020	N/A
3812	\$289,000	1/1	\$353.3	818	Jun 2020	JOAO EDUAR...

Currently Listed

ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3819	\$2,100/mth	1/1	\$2.5	825	Jun 2020	N/A
3906	\$1,875	1/1	\$2.3	825	Jun 2020	N/A
3908	\$2,800/mth	1/1	\$3.4	825	Jun 2020	
3912	\$1,925/mth	1/1	\$2.4	818	Jun 2020	N/A
3924	\$3,500/mth	3/2	\$2.8	1232	Jun 2020	N/A
4005	\$1,900/mth	1/1	\$2.6	740	Jun 2020	N/A
4014	\$287,500	1/1	\$351.5	818	Jun 2020	N/A
4022	\$1,700/mth	1/1	\$2.1	825	Jun 2020	N/A
4101	\$2,800/mth	2/2	\$2.5	1105	Jun 2020	SHERWOOD...
4103	\$1,965/mth	1/1	\$2.4	825	Feb 2020	DARSH DESAI...
4118	\$3,495	1/1	\$4.2	825	Dec 2019	DAVID WALK...
4118	\$2,649	1/1	\$3.2	825	Jun 2020	DAVID WALK...
4119	\$285,000	1/1	\$345.5	825	Jun 2020	MICHAEL MA...
4204	\$1,800/mth	1/1	\$2.2	825	Feb 2020	
4208	\$350,000	1/1	\$424.2	825	Jun 2020	QUALITY GEN...
4208	\$2,750/mth	1/1	\$3.3	825	Jun 2020	QUALITY GEN...
4209	\$2,800/mth	2/2	\$2.4	1183	Jun 2020	
4214	\$5,500/mth	3/2	\$4.4	1245	Jun 2020	ALEX TUPACY...
4217	\$350,000	1/1	\$418.7	836	Jun 2020	CENTINELA L...
4307	\$2,500/mth	1/1	\$3.2	778	Jun 2020	

Currently Listed

ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4322	\$1,900/mth	1/1	\$2.3	825	Jun 2020	N/A