

Market Report

November, 2020



The Club at Brickell Bay

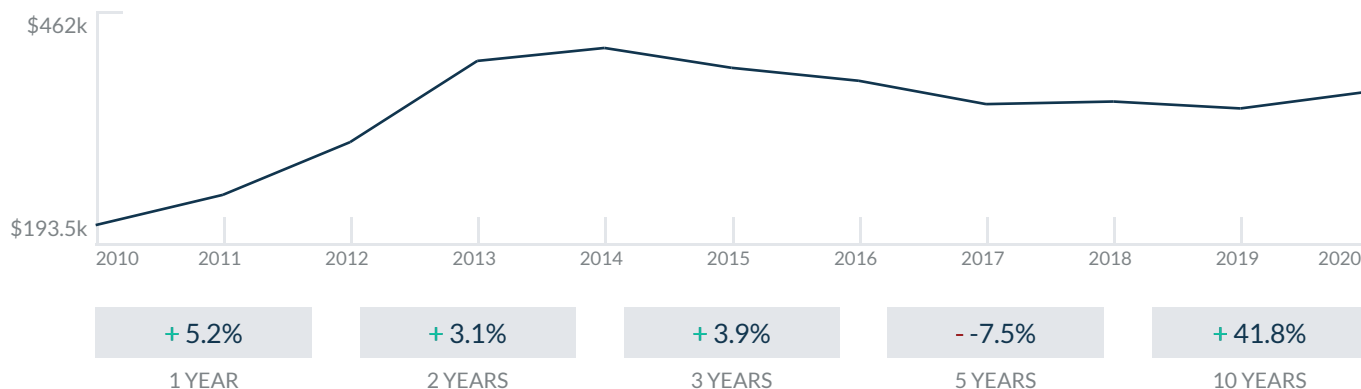
1200 Brickell Bay Drive
Miami, FL 33131

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

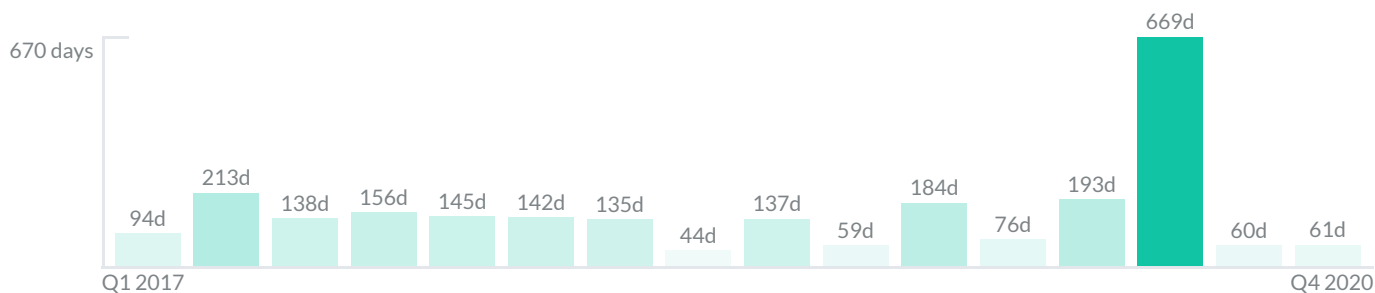
The property stats graph represents the median price evolution since ten years in your postal code area.



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

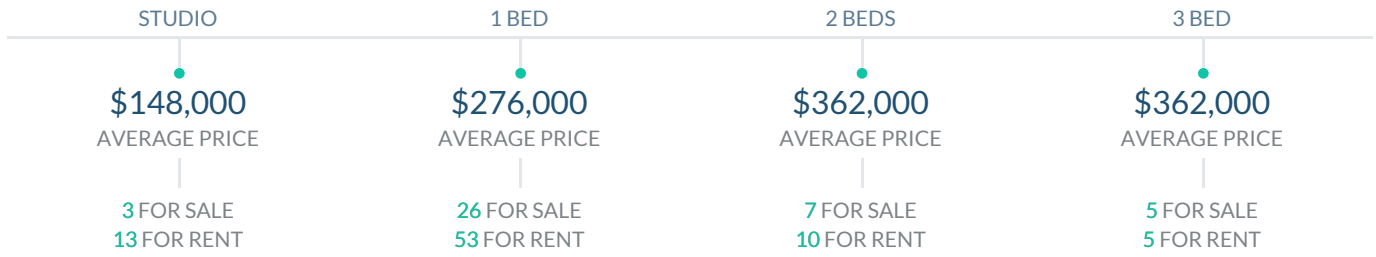
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire For Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

Insights

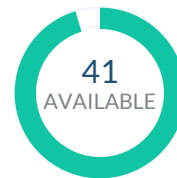
IN THE CLUB AT BRICKELL BAY

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



-64.2% to 16.2%
CAP RATE
Yearly net income when rent

5.8%
NEGOTIABILITY
What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

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



\$289,000



UNIT 4119

SOLD | OCT 2020

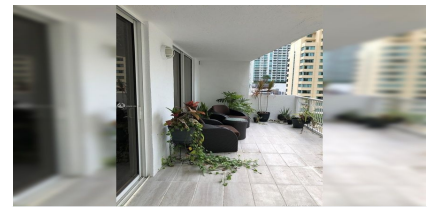


\$289,500



UNIT 4104

SOLD | OCT 2020

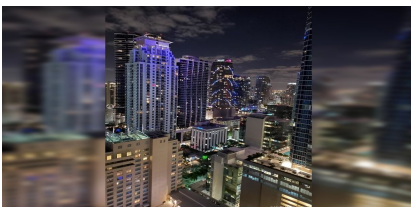


\$1,850



UNIT 1520

RENTED | OCT 2020

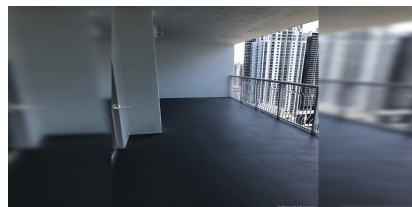


\$1,600



UNIT 4016

RENTED | OCT 2020

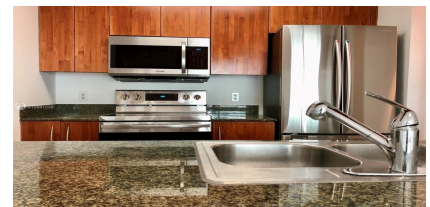


\$1,875



UNIT 3912

RENTED | OCT 2020



\$265,000



UNIT 3105

SOLD | SEP 2020

Sold

LAST 20 PROPERTIES SOLD IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4119	\$289,000	1/1	\$350.3	825	Oct 2020	64
4104	\$289,500	1/1	\$350.9	825	Oct 2020	58
3105	\$265,000	1/1	\$358.1	740	Sep 2020	4
2116	\$217,500	0/1	\$511.8	425	Sep 2020	3
2601	\$420,000	2/2	\$380.1	1,105	Sep 2020	110
2117	\$270,000	1/1	\$323.0	836	Sep 2020	14
4010	\$220,000	0/1	\$517.6	425	Aug 2020	10
3210	\$210,000	0/1	\$494.1	425	Aug 2020	120
2410	\$220,000	0/1	\$517.6	425	Aug 2020	6
3812	\$289,000	1/1	\$353.3	818	Jul 2020	153
3303	\$290,000	1/1	\$351.5	825	Jul 2020	135
2919	\$279,500	1/1	\$338.8	825	Jul 2020	97
2304	\$275,000	1/1	\$333.3	825	Jul 2020	57
1619	\$272,500	1/1	\$330.3	825	Jul 2020	70
1902	\$450,000	3/2	\$365.3	1,232	Jul 2020	50
2507	\$231,900	1/1	\$298.1	778	Jul 2020	24
4014	\$287,500	1/1	\$351.5	818	Jul 2020	52
3914	\$289,000	1/1	\$353.3	818	May 2020	130
3001	\$425,000	2/2	\$384.6	1,105	May 2020	21
3015	\$379,000	2/2	\$368.0	1,030	Apr 2020	1855

Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1520	\$1,850	1/1	\$2.2	825	Oct 2020	35
4016	\$1,600	0/1	\$3.8	425	Oct 2020	58
3912	\$1,875	1/1	\$2.3	818	Sep 2020	124
2018	\$1,695	1/1	\$2.1	825	Sep 2020	205
3119	\$1,750	1/1	\$2.1	825	Sep 2020	106
4215	\$2,900	2/2	\$2.8	1,030	Sep 2020	44
4119	\$1,900	1/1	\$2.3	825	Sep 2020	29
3415	\$2,400	2/2	\$2.3	1,030	Sep 2020	8
4221	\$2,100	1/1	\$2.5	825	Sep 2020	71
3620	\$1,950	1/1	\$2.4	825	Sep 2020	28
1916	\$1,550	0/1	\$3.6	425	Sep 2020	79
3121	\$2,150	1/1	\$2.6	825	Sep 2020	54
3407	\$1,850	1/1	\$2.4	778	Sep 2020	22
4106	\$2,050	1/1	\$2.5	825	Sep 2020	24
2919	\$1,800	1/1	\$2.2	825	Sep 2020	6
4321	\$2,075	1/1	\$2.5	825	Sep 2020	19
2310	\$1,450	0/1	\$3.4	425	Aug 2020	64
3214	\$2,100	1/1	\$2.6	818	Aug 2020	26
3814	\$1,675	1/1	\$2.0	818	Aug 2020	50
2716	\$1,590	0/1	\$3.7	425	Aug 2020	12

Currently Listed

ACTIVE LISTINGS 1/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$438,500	3/2	\$355.9	1232	Oct 2020	RAMCHANDA...
PH 43...	\$1,990/mth	1/1	\$2.4	825	Sep 2020	CINDY MIHAL...
104B	\$4,900	0/0	N/A	N/A	Oct 2020	
1404	\$2,700/mth	1/1	\$3.3	825	Oct 2020	MAURICE JAN...
1404	\$325,000	1/1	\$393.9	825	Sep 2020	N/A
1501	\$425,000	2/2	\$384.6	1105	Sep 2020	ISMAIL CHEM...
1501	\$2,800/mth	2/2	\$2.5	1105	Sep 2020	ISMAIL CHEM...
1515	\$2,300/mth	2/2	\$2.2	1030	Sep 2020	JOSE MARCEL...
1520	\$299,500	1/1	\$363.0	825	Sep 2020	CHRISTINA M...
1524	\$415,000	3/2	\$336.9	1232	Sep 2020	N/A
1601	\$3,500	2/2	\$3.2	1105	Oct 2020	SYBELLE D M...
1608	\$2,000/mth	1/1	\$2.4	825	Sep 2020	MARIO H CO...
1608	\$275,000	1/1	\$333.3	825	Sep 2020	MARIO H CO...
1616	\$1,550/mth	0/1	\$3.6	425	Oct 2020	ALBERTO CYB...
1616	\$229,000	0/1	\$538.8	425	Oct 2020	ALBERTO CYB...
1619	\$1,700/mth	1/1	\$2.1	825	Oct 2020	FEDERAL NAT...
1620	\$2,000/mth	1/1	\$2.4	825	Sep 2020	AUGUSTUS V...
1623	\$2,500/mth	2/2	\$2.3	1105	Sep 2020	MARIA A MAR...
1704	\$284,000	1/1	\$344.2	825	Oct 2020	SANDRA HER...
1707	\$2,499/mth	1/1	N/A	N/A	Sep 2020	ALPHONSO E...

Currently Listed

ACTIVE LISTINGS 2/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1707	\$250,000	1/1	\$321.3	778	Oct 2020	ALPHONSO E...
1710	\$210,000	0/1	\$494.1	425	Sep 2020	N/A
1712	\$1,850/mth	1/1	N/A	N/A	Sep 2020	N/A
1722	\$4,000/mth	1/1	\$4.8	825	Sep 2020	MARIANA B D...
1801	\$2,900/mth	2/2	N/A	N/A	Sep 2020	N/A
1805	\$1,850/mth	1/1	\$2.5	740	Sep 2020	NICHOLAS SA...
1816	\$2,000/mth	0/1	\$4.7	425	Sep 2020	N/A
1821	\$285,000	1/1	\$345.5	825	Sep 2020	
1902	\$4,500/mth	3/2	\$3.7	1232	Sep 2020	N/A
1904	\$1,800/mth	1/1	\$2.2	825	Oct 2020	FIORELLA CA...
1912	\$2,050/mth	1/1	\$2.5	818	Sep 2020	N/A
1914	\$289,000	1/1	\$353.3	818	Oct 2020	LLC. CARLAN...
1921	\$1,800/mth	1/1	\$2.2	825	Sep 2020	N/A
1922	\$1,725/mth	1/1	\$2.1	825	Oct 2020	OLGA EIRAS
2006	\$2,200/mth	1/1	\$2.7	825	Oct 2020	JAMES H BAT...
2007	\$450,000	1/1	\$578.4	778	Sep 2020	CESAR E PEREZ
2008	\$1,900/mth	1/1	\$2.3	825	Oct 2020	
2012	\$299,000	1/1	\$365.5	818	Sep 2020	CHRISTINA M...
2114	\$275,000	1/1	\$336.2	818	Sep 2020	PABLO GUER...
2114	\$1,695/mth	1/1	\$2.1	818	Oct 2020	PABLO GUER...

Currently Listed

ACTIVE LISTINGS 3/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2116	\$1,500/mth	0/1	\$3.5	425	Sep 2020	FRANCISCO R...
2117	\$1,900/mth	1/1	\$2.3	836	Sep 2020	SHELLEY HIRS...
2119	\$2,250/mth	1/1	\$2.7	825	Oct 2020	MICHEL KULC...
2204	\$289,000	1/1	\$350.3	825	Sep 2020	BLANCA F BE...
2210	\$1,750/mth	0/1	\$4.1	425	Sep 2020	SHANNON V...
2224	\$470,000	3/2	\$381.5	1232	Oct 2020	PEDRO N SAL...
2303	\$1,900/mth	1/1	\$2.3	825	Sep 2020	PHILIP W LEE...
2316	\$1,400/mth	0/1	\$3.3	425	Oct 2020	ADRIANA RIV...
2319	\$287,500	1/1	\$348.5	825	Sep 2020	WILLIAM GAR...
2319	\$279,000	1/1	\$338.2	825	Oct 2020	WILLIAM GAR...
2321	\$1,800/mth	1/1	\$2.2	825	Oct 2020	CENTINELA L...
2322	\$1,875/mth	1/1	N/A	N/A	Oct 2020	Y SIMTEN B LE...
2323	\$3,500/mth	2/2	N/A	N/A	Oct 2020	HELMUT LEIK...
2401	\$3,000/mth	2/2	\$2.7	1105	Sep 2020	N/A
2404	\$2,800/mth	1/1	\$3.4	825	Sep 2020	OSCAR R GRA...
2407	\$2,400/mth	1/1	\$3.1	780	Sep 2020	ADRIANA CH...
2408	\$1,850/mth	1/1	N/A	N/A	Sep 2020	JOSE L CORTE...
2409	\$3,300/mth	2/2	\$2.8	1183	Sep 2020	N/A
2409	\$4,000/mth	2/2	\$3.4	1183	Oct 2020	FENG CHEN J...
2410	\$1,500/mth	0/1	\$3.5	425	Oct 2020	

Currently Listed

ACTIVE LISTINGS 4/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2417	\$285,000	1/1	\$340.9	836	Sep 2020	LUZDARY SIL...
2417	\$1,750/mth	1/1	\$2.1	836	Oct 2020	LUZDARY SIL...
2418	\$2,300/mth	1/1	\$2.8	825	Sep 2020	CHAIBEN ELI...
2502	\$4,000/mth	3/2	\$3.2	1232	Oct 2020	RAYMONDE...
2506	\$1,850/mth	1/1	\$2.2	825	Oct 2020	N/A
2508	\$2,000/mth	1/1	\$2.4	825	Oct 2020	
2514	\$1,770/mth	1/1	\$2.2	818	Oct 2020	
2523	\$5,000/mth	2/2	\$4.5	1105	Sep 2020	JILL COLLINS...
2716	\$1,590/mth	0/1	\$3.7	425	Sep 2020	ARTURO DE L...
2722	\$299,500	1/1	\$363.0	825	Oct 2020	
2801	\$2,450/mth	2/2	\$2.2	1105	Sep 2020	KEVIN ZHAO
2806	\$1,800/mth	1/1	\$2.2	825	Sep 2020	JOAO VICTOR...
2815	\$379,000	2/2	\$368.0	1030	Oct 2020	ROBERTO PA...
2818	\$284,900	1/1	\$345.3	825	Sep 2020	JAY BRAY
2824	\$4,500/mth	3/2	\$3.7	1232	Oct 2020	N/A
2912	\$2,150/mth	1/1	\$2.6	818	Sep 2020	
2916	\$1,400/mth	0/1	\$3.3	425	Oct 2020	JORGE SIENRA
2924	\$483,800	3/2	\$392.7	1232	Oct 2020	RAQUEL SWA...
3008	\$2,050/mth	1/1	\$2.5	825	Oct 2020	SEBASTIAN S...
3008	\$1,950/mth	1/1	\$2.4	825	Oct 2020	SEBASTIAN S...

Currently Listed

ACTIVE LISTINGS 5/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3018	\$1,700/mth	1/1	\$2.1	825	Sep 2020	EUGENY KLY...
3022	\$1,925/mth	1/1	\$2.3	825	Oct 2020	N/A
3107	\$2,100/mth	1/1	\$2.7	778	Oct 2020	IWONA KRUC...
3114	\$2,200/mth	1/1	\$2.7	818	Sep 2020	WESTHIGHL...
3210	\$1,500/mth	0/1	\$3.5	425	Sep 2020	TIBISAY ELEN...
3210	\$1,800/mth	0/1	\$4.2	425	Oct 2020	TIBISAY ELEN...
3319	\$2,450/mth	1/1	\$3.0	825	Oct 2020	DAVID R PERE...
3402	\$3,800	3/2	\$3.1	1232	Sep 2020	NANCY N SI BI...
3404	\$295,000	1/1	\$357.6	825	Sep 2020	MARIA FERN...
3412	\$278,000	1/1	\$339.9	818	Sep 2020	JIA XIU PAN
3416	\$1,500/mth	0/1	\$3.5	425	Oct 2020	CAMPO EJR. P...
3515	\$449,000	2/2	N/A	N/A	Sep 2020	EMILIANO FA...
3520	\$2,000/mth	1/1	\$2.4	825	Oct 2020	FAUSTO PIET...
3521	\$1,800/mth	1/1	\$2.2	825	Sep 2020	VOLKAN YAZI...
3603	\$290,000	1/1	\$351.5	825	Sep 2020	N/A
3603	\$2,100/mth	1/1	\$2.5	825	Sep 2020	N/A
3608	\$1,900/mth	1/1	\$2.3	825	Sep 2020	MARK NAVAR...
3609	\$425,000	2/2	\$359.3	1183	Sep 2020	CHRISTINA M...
3610	\$1,699/mth	0/1	\$4.0	425	Sep 2020	BIBIANA GON...
3621	\$1,825/mth	1/1	\$2.2	825	Sep 2020	VIJAY S KUM...

Currently Listed

ACTIVE LISTINGS 6/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3706	\$2,400/mth	1/1	\$2.9	825	Oct 2020	IRA SERVICES...
3709	\$460,000	2/2	\$388.8	1183	Sep 2020	
3714	\$1,825/mth	1/1	\$2.2	818	Oct 2020	PATRICIA SIF...
3815	\$390,000	2/2	\$378.6	1030	Oct 2020	ADI GAI GAISI...
3907	\$1,850/mth	1/1	\$2.4	778	Sep 2020	ANGEL GARCIA
3908	\$2,800/mth	1/1	\$3.4	825	Sep 2020	
3916	\$1,375/mth	0/1	\$3.2	425	Sep 2020	JUAN PABLO...
3919	\$280,000	1/1	\$339.4	825	Sep 2020	YUKA NISHIK...
3922	\$290,000	1/1	\$351.5	825	Sep 2020	Federico RAMI...
3924	\$3,500/mth	3/2	\$2.8	1232	Sep 2020	MARTHA PAL...
4019	\$2,875/mth	1/1	\$3.5	825	Oct 2020	
4118	\$3,495	1/1	\$4.2	825	Dec 2019	DAVID WALK...
4118	\$2,649	1/1	\$3.2	825	Aug 2020	DAVID WALK...
4119	\$285,000	1/1	\$345.5	825	Sep 2020	MICHAEL MA...
4121	\$1,950/mth	1/1	\$2.4	825	Oct 2020	SEBASTIAN S...
4208	\$350,000	1/1	\$424.2	825	Sep 2020	QUALITY GEN...
4208	\$2,750/mth	1/1	\$3.3	825	Sep 2020	QUALITY GEN...
4214	\$5,500/mth	3/2	\$4.4	1245	Sep 2020	ALEX TUPACY...
4217	\$350,000	1/1	\$418.7	836	Sep 2020	CENTINELA L...
4222	\$1,875/mth	1/1	\$2.3	825	Oct 2020	JOAQUIN GA...

Currently Listed

ACTIVE LISTINGS 7/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4307	\$2,850/mth	1/1	\$3.7	778	Sep 2020	
4322	\$2,100/mth	1/1	\$2.5	825	Sep 2020	