

Market Report

May, 2021



The Club at Brickell Bay

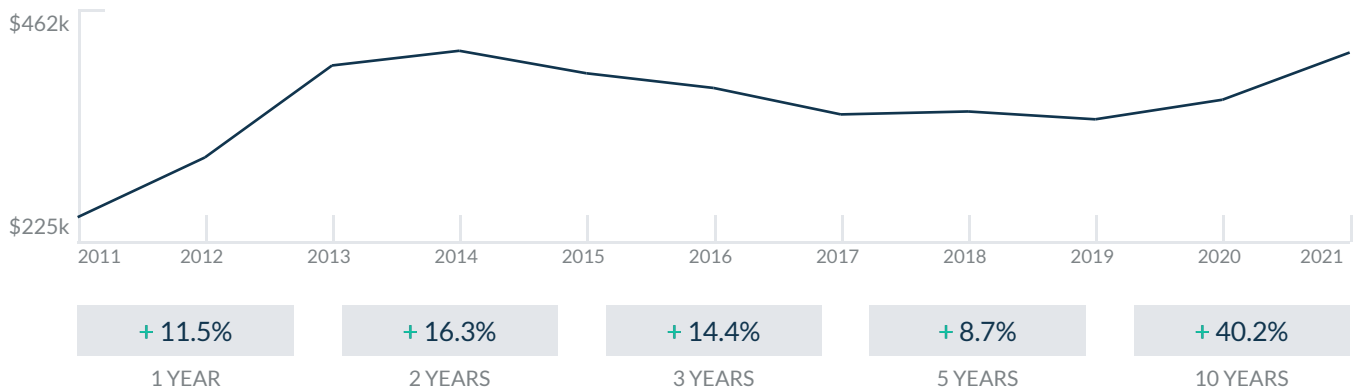
1200 Brickell Bay Drive
Miami, FL 33131

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

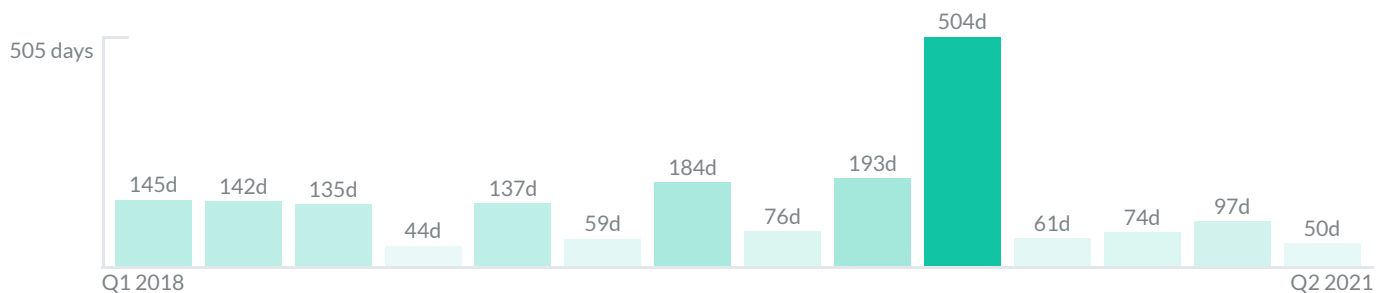
The property stats graph represents the median price evolution since ten years in your postal code area.



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

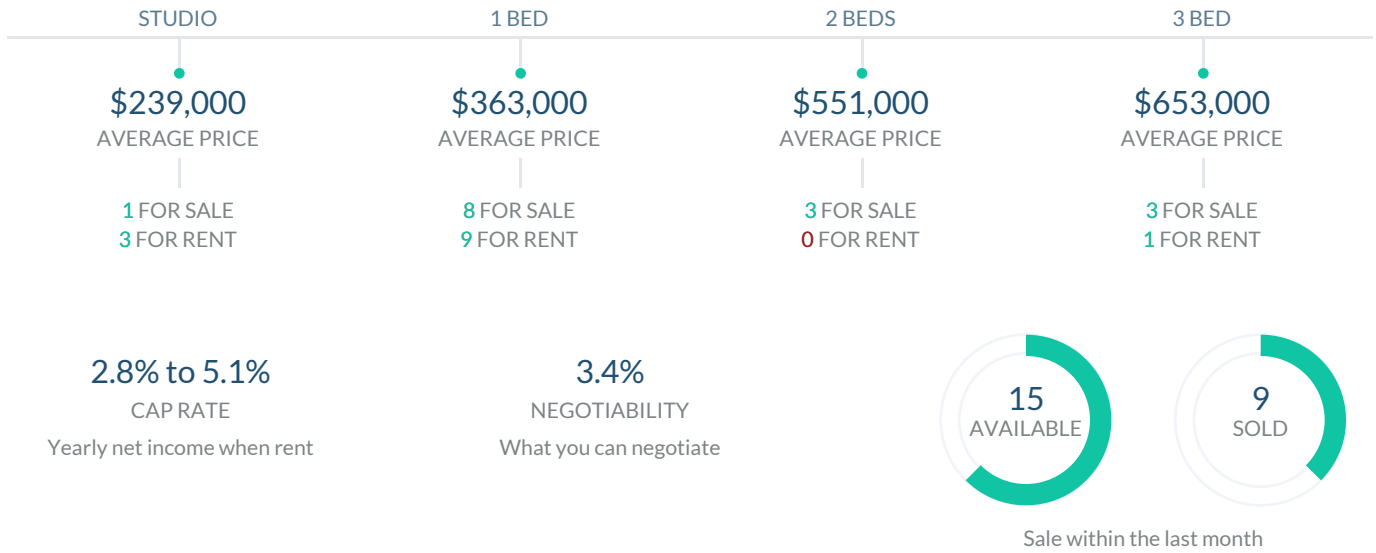
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire 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






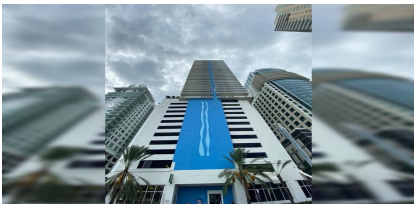
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$2,000</p> <p>UNIT 1821</p> <p>RENTED APR 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$290,000</p> <p>UNIT 3922</p> <p>SOLD APR 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$439,000</p> <p>UNIT 3301</p> <p>SOLD APR 2021</p> <p>2 Bath 2 Bed</p>
 <p>\$545,000</p> <p>UNIT 3802</p> <p>SOLD APR 2021</p> <p>2 Bath 3 Bed</p>	 <p>\$2,000</p> <p>UNIT 3317</p> <p>RENTED APR 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$285,000</p> <p>UNIT 3020</p> <p>SOLD APR 2021</p> <p>1 Bath 1 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3922	\$290,000	1/1	\$351.5	825	Apr 2021	147
3802	\$545,000	3/2	\$442.4	1,232	Apr 2021	21
3301	\$439,000	2/2	\$397.3	1,105	Apr 2021	3
3020	\$285,000	1/1	\$345.5	825	Apr 2021	40
2121	\$285,000	1/1	\$345.5	825	Apr 2021	106
3723	\$425,000	2/2	\$384.6	1,105	Apr 2021	9
1524	\$460,000	3/2	\$373.4	1,232	Apr 2021	75
1719	\$285,000	1/1	\$345.5	825	Apr 2021	31
4206	\$289,000	1/1	\$350.3	825	Apr 2021	22
2321	\$309,000	1/1	\$374.5	825	Mar 2021	113
2316	\$219,900	0/1	\$517.4	425	Mar 2021	60
1821	\$285,000	1/1	\$345.5	825	Mar 2021	205
2210	\$239,000	0/1	\$562.4	425	Mar 2021	105
1914	\$289,000	1/1	\$353.3	818	Mar 2021	112
2122	\$269,000	1/1	\$326.1	825	Mar 2021	21
1608	\$275,000	1/1	\$333.3	825	Feb 2021	18
1704	\$284,000	1/1	\$344.2	825	Feb 2021	181
2104	\$285,000	1/1	\$345.5	825	Feb 2021	34
3207	\$275,000	1/1	\$353.5	778	Feb 2021	3
3603	\$290,000	1/1	\$351.5	825	Jan 2021	493

Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1821	\$2,000	1/1	\$2.4	825	Apr 2021	4
3317	\$2,000	1/1	\$2.4	836	Apr 2021	17
1510	\$1,500	0/1	\$3.5	425	Apr 2021	65
3921	\$2,000	1/1	\$2.4	825	Apr 2021	36
3804	\$1,750	1/1	\$2.1	825	Mar 2021	27
2604	\$1,800	1/1	\$2.2	825	Mar 2021	40
1508	\$1,800	1/1	\$2.2	825	Mar 2021	57
1517	\$1,850	1/1	\$2.2	836	Mar 2021	46
1608	\$1,800	1/1	\$2.2	825	Mar 2021	9
2203	\$1,950	1/1	\$2.4	825	Mar 2021	14
2514	\$1,770	1/1	\$2.2	818	Mar 2021	121
2119	\$2,250	1/1	\$2.7	825	Mar 2021	116
3203	\$1,875	1/1	\$2.3	825	Mar 2021	73
3007	\$1,750	1/1	\$2.2	778	Mar 2021	8
1607	\$1,800	1/1	\$2.3	778	Mar 2021	21
2306	\$2,300	1/1	\$2.8	825	Feb 2021	4
3614	\$1,750	1/1	\$2.1	818	Feb 2021	27
3621	\$1,825	1/1	\$2.2	825	Feb 2021	149
3820	\$2,000	1/1	\$2.4	825	Feb 2021	30
2424	\$2,750	3/2	\$2.2	1,232	Feb 2021	25

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1404	\$6,000/mth	1/1	\$7.3	825	Apr 2021	MAURICE JAN...
1521	\$3,000/mth	1/1	\$3.6	825	Apr 2021	JOSE L CORTE...
1605	\$314,000	1/1	\$424.3	740	Apr 2021	N/A
2003	\$355,000	1/1	\$430.3	825	Apr 2021	MARIA SAVA...
2007	\$450,000	1/1	\$578.4	778	Feb 2021	CESAR E PEREZ
2224	\$470,000	3/2	\$381.5	1232	Apr 2021	PEDRO N SAL...
2310	\$239,000	0/1	\$562.4	425	Apr 2021	
2315	\$579,000	2/2	\$562.1	1030	Apr 2021	
2515	\$575,000	2/2	\$558.3	1030	Apr 2021	OMAR HERN...
2710	\$1,600/mth	0/1	\$3.8	425	Apr 2021	ANITA M NIE...
2722	\$349,500	1/1	\$423.6	825	Apr 2021	
2816	\$1,600/mth	0/1	\$3.8	425	Apr 2021	YUN WU TIAN...
2912	\$6,000/mth	1/1	\$7.3	818	Apr 2021	
2917	\$2,150/mth	1/1	\$2.6	836	Apr 2021	ADRIAN DUK...
3116	\$1,300/mth	0/1	\$3.1	425	Feb 2021	VANESSA DEAS
3302	\$890,000	3/2	\$722.4	1232	Apr 2021	JAIRO AVILLA...
3305	\$350,000	1/1	\$473.0	740	Apr 2021	
3608	\$340,000	1/1	\$412.1	825	Apr 2021	MARK NAVAR...
3609	\$499,900	2/2	\$422.6	1183	Apr 2021	CHRISTINA M...
3818	\$2,500/mth	1/1	\$3.0	825	Mar 2021	GUILLERMO F...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4018	\$3,000/mth	1/1	\$3.6	825	Apr 2021	N/A
4121	\$2,300/mth	1/1	\$2.8	825	Apr 2021	SEBASTIAN S...
4214	\$600,000	3/2	\$481.9	1245	Apr 2021	ALEX TUPACY...
4214	\$8,000/mth	3/2	\$6.4	1245	Apr 2021	ALEX TUPACY...
4217	\$369,000	1/1	\$441.4	836	Apr 2021	CENTINELA L...
4303	\$380,000	1/1	\$460.6	825	Apr 2021	JAVIER ALBA...
4304	\$2,000/mth	1/1	\$2.4	825	Apr 2021	Nicola Sulla
4307	\$2,850/mth	1/1	\$3.7	778	Apr 2021	