

Market Report

September, 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

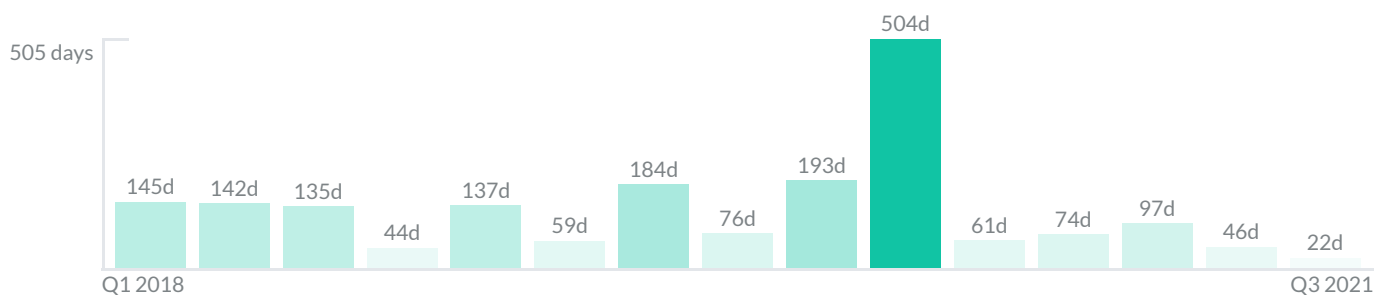
The property stats graph represents the median price evolution since ten years in your postal code area.



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

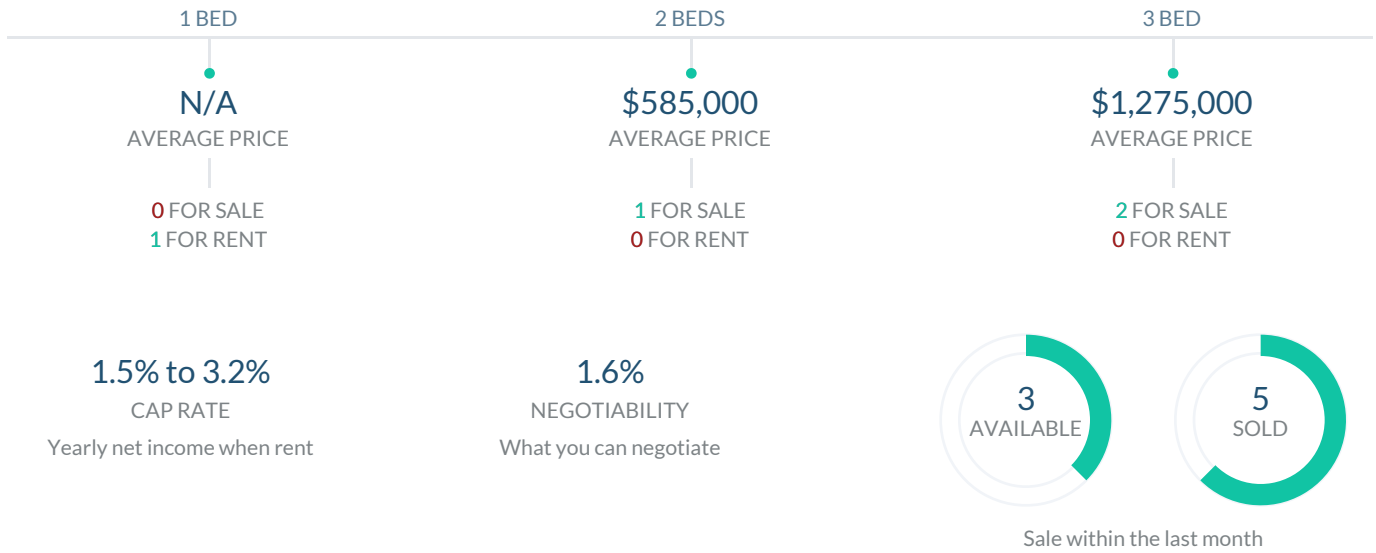
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire 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




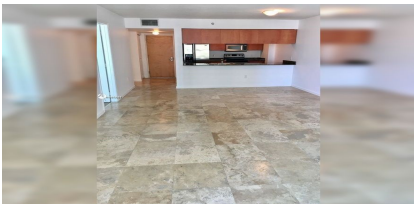


Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$395,000</p> <p>UNIT 1405</p> <p>SOLD AUG 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$360,000</p> <p>UNIT 3007</p> <p>SOLD AUG 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$2,995</p> <p>UNIT 3823</p> <p>RENTED AUG 2021</p> <p>2 Bath 2 Bed</p>
 <p>\$2,200</p> <p>UNIT 3806</p> <p>RENTED AUG 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$350,000</p> <p>UNIT 4022</p> <p>SOLD AUG 2021</p> <p>1 Bath 1 Bed</p>	 <p>\$6,600</p> <p>UNIT 3515</p> <p>RENTED AUG 2021</p> <p>2 Bath 2 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3007	\$360,000	1/1	\$462.7	778	Aug 2021	28
1405	\$395,000	1/1	\$533.8	740	Aug 2021	35
4022	\$350,000	1/1	\$424.2	825	Aug 2021	5
1809	\$465,000	2/2	N/A	N/A	Aug 2021	6
2204	\$325,000	1/1	\$393.9	825	Aug 2021	6
2003	\$355,000	1/1	\$430.3	825	Jul 2021	42
4106	\$355,000	1/1	\$430.3	825	Jul 2021	27
4215	\$449,000	2/2	\$435.9	1,030	Jul 2021	9
1407	\$360,000	1/1	\$462.7	778	Jul 2021	18
1402	\$555,000	3/2	\$450.5	1,232	Jul 2021	72
3912	\$349,500	1/1	\$427.3	818	Jul 2021	24
3412	\$325,000	1/1	\$397.3	818	Jul 2021	5
1624	\$500,000	3/2	\$405.8	1,232	Jul 2021	2
2901	\$675,000	2/2	\$610.9	1,105	Jul 2021	31
3519	\$354,900	1/1	\$430.2	825	Jul 2021	6
2318	\$360,000	1/1	\$436.4	825	Jul 2021	1
1605	\$314,000	1/1	\$424.3	740	Jul 2021	89
3703	\$350,000	1/1	\$424.2	825	Jul 2021	16
2709	\$430,000	2/2	\$363.5	1,183	Jul 2021	2
3609	\$499,900	2/2	\$422.6	1,183	Jun 2021	15

Rented

LAST 20 PROPERTIES RENTED IN THE CLUB AT BRICKELL BAY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3823	\$2,995	2/2	\$2.7	1,105	Aug 2021	1
3806	\$2,200	1/1	\$2.7	825	Aug 2021	6
3515	\$6,600	2/2	\$6.4	1,030	Aug 2021	77
2716	\$1,600	0/1	\$3.8	425	Aug 2021	31
1712	\$2,500	1/1	N/A	N/A	Aug 2021	5
4312	\$3,500	2/2	\$2.8	1,245	Aug 2021	20
2908	\$2,700	1/1	\$3.3	825	Aug 2021	16
2304	\$2,625	1/1	\$3.2	825	Jul 2021	N/A
3014	\$2,100	1/1	\$2.6	818	Jul 2021	23
3424	\$3,400	3/2	\$2.8	1,232	Jul 2021	13
4320	\$2,350	1/1	\$2.8	825	Jul 2021	3
2920	\$1,800	1/1	\$2.2	825	Jun 2021	11
4304	\$2,000	1/1	\$2.4	825	Jun 2021	60
3819	\$2,375	1/1	\$2.9	825	Jun 2021	12
3310	\$1,400	0/1	\$3.3	425	Jun 2021	10
2917	\$2,150	1/1	\$2.6	836	May 2021	30
2816	\$1,600	0/1	\$3.8	425	May 2021	29
4101	\$3,450	2/2	\$3.1	1,105	May 2021	3
3220	\$2,100	1/1	\$2.5	825	May 2021	15
3016	\$1,550	0/1	\$3.6	425	May 2021	3

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1402	\$1,350,000	3/2	\$1,095.8	1232	Aug 2021	
2515	\$585,000	2/2	\$568.0	1030	Aug 2021	OMAR HERN...
3005	\$2,500/mth	1/1	\$3.4	740	Aug 2021	EMILIO RODR...
3924	\$1,199,000	3/2	\$973.2	1232	Aug 2021	MARTHA PAL...