

Market Report

June, 2023



Brickell Heights

850 S Miami Ave
Miami, FL 33130

Every month we compile this comprehensive market report focus on Brickell Heights in this convenient and easy to read format. Our datas 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 brickellheightscondosforsale.com.

Property Stats

POSTAL CODE 33130

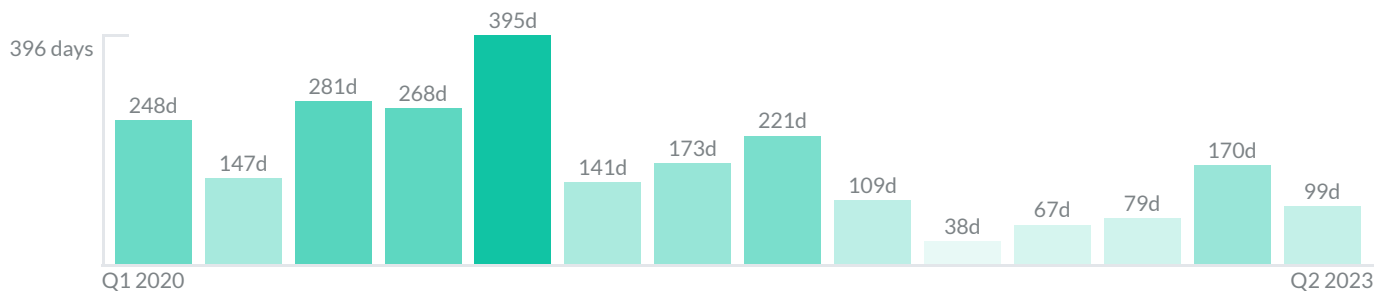
The property stats graph represents the median price evolution since ten years in your postal code area.



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

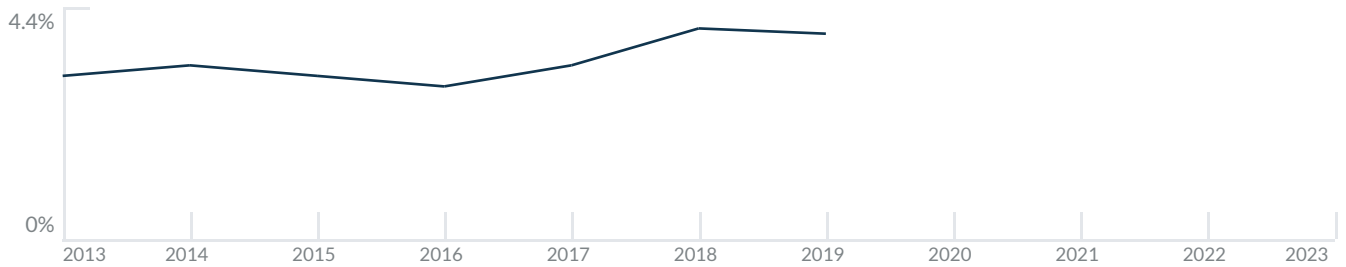
PER YEAR

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©

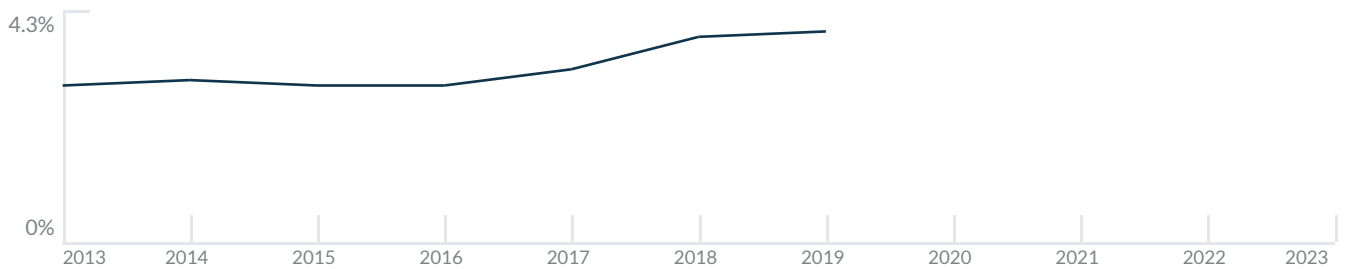
30 YEARS FIXED 4.4%



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 BRICKELL HEIGHTS

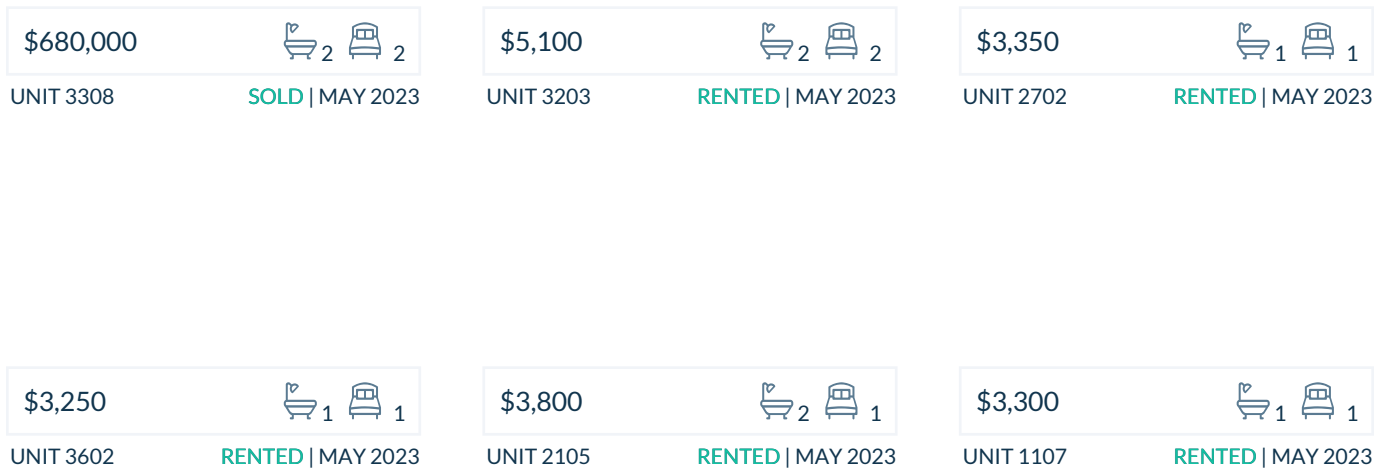
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Brickell Heights



Sold

LAST 20 PROPERTIES SOLD IN BRICKELL HEIGHTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3308	\$680,000	2/2	\$862.9	788	May 2023	164
2201	\$799,999	2/2	\$863.9	926	Apr 2023	64
1109	\$550,000	1/2	\$745.3	738	Apr 2023	23
4205	\$642,000	1/2	\$777.2	826	Apr 2023	128
2801	\$799,000	2/2	\$766.8	1,042	Apr 2023	115
1205	\$599,000	1/2	\$725.2	826	Mar 2023	286
PH46...	\$2,750,000	4/4	\$1,162.3	2,366	Mar 2023	30
3104	\$629,000	1/2	\$739.1	851	Mar 2023	305
1403	\$860,000	2/3	\$767.2	1,121	Feb 2023	96
3010	\$499,000	1/2	\$643.0	776	Feb 2023	230
1109	\$499,000	1/2	\$729.5	684	Jan 2023	74
3705	\$619,000	1/2	\$749.4	826	Dec 2022	260
3907	\$590,000	1/1	\$951.6	620	Dec 2022	125
4003	\$900,000	2/3	\$802.9	1,121	Dec 2022	34
3909	\$500,000	1/2	\$677.5	738	Nov 2022	9
3104	\$620,000	1/2	\$735.5	843	Nov 2022	121
3705	\$585,000	1/2	\$686.6	852	Oct 2022	4
4001	\$850,000	2/2	\$815.7	1,042	Oct 2022	3
2503	\$899,000	2/2	\$876.2	1,026	Sep 2022	77
1703	\$869,999	2/2	\$848.0	1,026	Sep 2022	82

Rented

LAST 20 PROPERTIES RENTED IN BRICKELL HEIGHTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3203	\$5,100	2/2	\$5.0	1,026	May 2023	46
2702	\$3,350	1/1	\$5.5	609	May 2023	13
3602	\$3,250	1/1	\$5.3	609	May 2023	18
2105	\$3,800	1/2	\$4.5	852	May 2023	9
1107	\$3,300	1/1	\$5.3	620	May 2023	19
1501	\$4,500	2/2	\$4.9	926	May 2023	27
3102	\$3,350	1/1	\$5.5	609	Apr 2023	18
3403	\$4,930	2/2	\$4.8	1,026	Apr 2023	34
3008	\$5,200	2/2	\$5.6	924	Apr 2023	62
3109	\$3,550	1/2	\$4.8	738	Apr 2023	9
2502	\$3,300	1/1	\$4.8	690	Apr 2023	28
3003	\$4,500	2/2	\$4.4	1,026	Apr 2023	19
2008	\$5,950	2/2	\$6.4	924	Apr 2023	9
1806	\$4,500	2/2	\$4.3	1,048	Mar 2023	249
3506	\$5,350	2/2	\$4.5	1,178	Mar 2023	382
2803	\$6,900	2/3	\$6.2	1,121	Mar 2023	33
4501	\$10,000	3/4	\$6.6	1,515	Mar 2023	109
1902	\$3,550	1/2	\$4.5	792	Mar 2023	38
1407	\$3,600	1/1	\$5.8	620	Mar 2023	21
3702	\$3,200	1/1	\$5.3	609	Mar 2023	35

Currently Listed

ACTIVE LISTINGS 1/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH48...	\$2,750,000	4/5	\$1,110.2	2477	Apr 2023	N/A
PH48...	\$16,900/mth	4/5	\$6.8	2477	Mar 2023	N/A
LPH4...	\$9,000/mth	3/4	\$5.2	1723	Mar 2023	N/A
LPH4...	\$1,600,000	3/4	\$928.6	1723	Mar 2023	N/A
PH48...	\$2,750,000	4/5	\$1,110.2	2477	May 2023	N/A
PH48...	\$15,500/mth	4/5	\$6.3	2477	May 2023	N/A
1001	\$5,200/mth	2/2	\$5.0	1042	May 2023	FARLEY JIE A...
1005	\$3,920/mth	1/2	\$4.6	852	May 2023	JUAN MANUE...
1102	\$3,800/mth	1/2	\$4.8	792	May 2023	N/A
1106	\$850,000	2/2	\$807.2	1053	Nov 2022	MIKE H GAITA...
1106	\$5,300/mth	2/2	\$5.0	1053	Nov 2022	MIKE H GAITA...
1201	\$851,000	2/2	\$816.7	1042	Apr 2022	
1204	\$3,900/mth	1/2	\$4.6	843	Nov 2022	N/A
1206	\$4,600/mth	2/2	\$4.4	1053	Nov 2022	N/A
1209	\$3,800/mth	1/2	\$5.1	738	Dec 2022	ROBERTO FR...
1401	\$7,200/mth	2/2	\$6.9	1042	Nov 2022	N/A
1402	\$3,180/mth	1/1	\$5.2	609	May 2023	N/A
1502	\$485,000	1/1	\$796.4	609	Nov 2022	N/A
1507	\$3,950/mth	1/1	\$6.4	620	May 2023	
1508	\$4,800/mth	2/2	\$5.2	924	Mar 2023	MICHAEL LOS...

Currently Listed

ACTIVE LISTINGS 2/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1508	\$4,250/mth	2/2	\$5.4	788	May 2023	
1509	\$579,000	1/2	\$846.5	684	May 2023	ORLY AUERB...
1608	\$4,590/mth	2/2	\$5.0	924	Jan 2023	
1609	\$3,500/mth	1/2	\$4.7	738	Nov 2022	HANS JUERGE...
1707	\$3,200/mth	1/1	\$5.2	620	Aug 2022	N/A
1709	\$3,800/mth	1/2	\$5.6	684	May 2023	EDUARDO JO...
1805	\$3,550/mth	1/2	\$4.3	826	Apr 2023	
1806	\$850,000	2/2	\$807.2	1053	Nov 2022	
1808	\$5,500/mth	2/2	\$6.0	924	Nov 2022	EZRA LLANI
1810	\$3,700/mth	1/2	\$4.9	756	May 2023	N/A
1905	\$4,300/mth	1/2	\$5.2	826	Apr 2023	N/A
1906	\$869,000	2/2	\$825.3	1053	Nov 2022	N/A
1906	\$4,500/mth	2/2	\$4.3	1053	Feb 2023	N/A
1906	\$749,000	2/2	\$711.3	1053	May 2023	N/A
1908	\$4,990/mth	2/2	\$5.4	924	May 2023	AMAURY ENR...
2001	\$770,000	2/2	\$831.5	926	Nov 2022	N/A
2003	\$7,500/mth	2/3	\$6.7	1121	Apr 2023	THOMAS TOR...
2005	\$4,000/mth	1/2	\$4.7	852	Nov 2022	ALEKSANDAR...
2006	\$5,300/mth	2/2	\$5.0	1053	May 2023	HO F YANG
2009	\$3,600/mth	1/2	\$4.9	738	Apr 2023	EDILZA GALIA...

Currently Listed

ACTIVE LISTINGS 3/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2009	\$630,000	1/2	\$853.7	738	Apr 2023	EDILZA GALIA...
2101	\$815,000	2/2	\$782.1	1042	Nov 2022	DE LOS BRA L...
2101	\$4,400/mth	2/2	\$4.2	1042	Jan 2023	DE LOS BRA L...
2104	\$4,500/mth	1/2	\$5.3	843	Nov 2022	NORBERT TO...
2105	\$600,000	1/2	\$704.2	852	Mar 2023	
2107	\$4,000/mth	1/1	\$6.5	620	Dec 2022	N/A
2107	\$545,000	1/1	\$879.0	620	Mar 2023	N/A
2107	\$520,000	1/1	\$838.7	620	Apr 2023	N/A
2108	\$4,900/mth	2/2	\$6.2	788	Nov 2022	SERGEY VATU...
2201	\$5,000/mth	2/2	\$5.4	926	Mar 2023	N/A
2206	\$5,400/mth	2/2	\$5.2	1048	Apr 2023	N/A
2207	\$534,999	1/1	\$862.9	620	May 2023	TIM SUAZO
2207	\$3,600/mth	1/1	\$5.8	620	May 2023	TIM SUAZO
2209	\$479,900	1/2	\$701.6	684	Nov 2022	JUAN CARLO...
2209	\$3,600/mth	1/2	\$4.9	738	Apr 2023	N/A
2405	\$725,000	1/2	\$850.9	852	Nov 2022	
2405	\$4,100/mth	1/2	\$4.2	965	May 2023	
2406	\$4,800/mth	2/2	\$4.6	1048	Nov 2022	N/A
2409	\$580,000	1/2	\$785.9	738	May 2023	N/A
2507	\$499,900	1/1	\$838.8	596	May 2023	RAFAEL BRIA...

Currently Listed

ACTIVE LISTINGS 4/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2601	\$5,500/mth	2/2	\$5.3	1042	Mar 2023	
2606	\$6,450/mth	2/2	\$6.2	1048	Nov 2022	CLAUDIO GE...
2606	\$827,000	2/2	\$785.4	1053	Nov 2022	WORLDWIDE...
2608	\$5,400/mth	2/2	\$4.7	1150	Nov 2022	ALEXIS SALCE...
2608	\$5,200/mth	2/2	\$6.6	788	Nov 2022	
2608	\$710,000	2/2	\$901.0	788	Apr 2023	
2608	\$797,000	2/2	\$862.6	924	Nov 2022	N/A
2608	\$4,400/mth	2/2	\$5.6	788	Mar 2023	
2608	\$700,000	2/2	\$888.3	788	May 2023	
2703	\$900,000	2/2	\$877.2	1026	Nov 2022	N/A
2709	\$635,000	1/2	\$928.4	684	Nov 2022	N/A
2709	\$619,900	1/2	\$906.3	684	Dec 2022	N/A
2709	\$3,700/mth	1/2	\$5.0	738	Feb 2023	JUAN MANUE...
2808	\$800,000	2/2	\$865.8	924	Mar 2023	N/A
2809	\$3,600/mth	1/2	\$4.9	738	May 2023	N/A
2901	\$5,900/mth	2/2	\$6.4	926	Nov 2022	SOUTHLAND...
2901	\$820,000	2/2	\$885.5	926	Mar 2023	SOUTHLAND...
2903	\$5,100/mth	2/2	\$5.0	1026	May 2023	N/A
2903	\$5,100/mth	2/2	\$5.0	1026	May 2023	N/A
2906	\$4,700/mth	2/2	\$4.1	1158	Feb 2023	N/A

Currently Listed

ACTIVE LISTINGS 5/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2910	\$3,750/mth	1/2	\$4.1	908	Apr 2023	N/A
3001	\$5,700/mth	2/2	\$6.2	926	Nov 2022	SOUTHLAND...
3001	\$880,000	2/2	\$950.3	926	Nov 2022	SOUTHLAND...
3001	\$848,000	2/2	\$915.8	926	Nov 2022	SOUTHLAND...
3001	\$850,000	2/2	\$917.9	926	Nov 2022	SOUTHLAND...
3001	\$4,950/mth	2/2	\$4.8	1042	May 2023	VIRGILIO C C...
3001	\$800,000	2/2	\$863.9	926	Dec 2022	SOUTHLAND...
3001	\$800,000	2/2	\$863.9	926	Mar 2023	SOUTHLAND...
3001	\$5,300/mth	2/2	\$5.7	926	May 2023	SOUTHLAND...
3003	\$6,750/mth	2/3	\$6.0	1121	Feb 2023	
3005	\$618,000	1/2	\$748.2	826	Nov 2022	N/A
3005	\$4,100/mth	1/2	\$4.2	965	May 2023	N/A
3007	\$3,090/mth	1/1	\$5.7	541	May 2023	ALEJANDRO...
3010	\$5,000/mth	1/2	\$6.6	756	May 2023	N/A
3107	\$615,000	1/1	\$991.9	620	Mar 2023	N/A
3109	\$3,600/mth	1/2	\$4.9	738	Mar 2023	N/A
3204	\$4,000/mth	1/2	\$4.7	843	Jan 2023	N/A
3209	\$3,600/mth	1/2	\$4.9	738	May 2023	IBSEN RAMEN...
3210	\$3,600/mth	1/2	\$4.6	776	May 2023	
3307	\$4,000/mth	1/1	\$6.5	620	May 2023	N/A

Currently Listed

ACTIVE LISTINGS 6/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3308	\$800,000	2/2	\$865.8	924	Apr 2023	OSCAR MONT...
3403	\$865,000	2/2	\$843.1	1026	Nov 2022	
3403	\$825,000	2/2	\$804.1	1026	Mar 2023	
3406	\$5,300/mth	2/2	\$5.0	1053	May 2023	N/A
3407	\$620,000	1/1	\$1,000.0	620	May 2023	N/A
3407	\$480,000	1/1	\$887.2	541	Nov 2022	N/A
3408	\$729,000	2/2	\$925.1	788	Apr 2023	AGOSTINA GI...
3504	\$3,800/mth	1/2	\$4.5	843	Nov 2022	
3504	\$3,700/mth	1/2	\$4.3	851	Apr 2023	N/A
3506	\$825,000	2/2	\$783.5	1053	Nov 2022	N/A
3507	\$3,600/mth	1/1	\$5.8	620	May 2023	MARCELO PAL
3601	\$6,850/mth	2/2	\$6.6	1042	Dec 2022	N/A
3604	\$3,695/mth	1/2	\$4.3	851	May 2023	KEVIN ZAMB...
3607	\$549,000	1/1	\$1,014.8	541	Apr 2023	
3609	\$499,000	1/2	\$729.5	684	Nov 2022	N/A
3609	\$3,300/mth	1/2	\$4.8	684	May 2023	N/A
3702	\$680,000	1/2	\$858.6	792	Nov 2022	MICHAEL PIN...
3703	\$6,700/mth	2/3	\$5.3	1276	May 2023	HORSESHOE...
3708	\$4,500/mth	2/2	\$5.7	788	Nov 2022	N/A
3802	\$630,000	1/1	\$1,034.5	609	Nov 2022	N/A

Currently Listed

ACTIVE LISTINGS 7/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3802	\$4,000/mth	1/1	\$6.6	609	May 2023	N/A
3804	\$635,000	1/2	\$746.2	851	Mar 2023	
3805	\$648,000	1/2	\$784.5	826	May 2023	N/A
3810	\$4,000/mth	1/2	\$5.2	776	May 2023	
3901	\$1,250,000	3/4	\$969.0	1290	Nov 2022	N/A
3903	\$5,300/mth	2/3	\$4.7	1121	Nov 2022	
4001	\$5,900/mth	2/2	\$5.7	1042	Nov 2022	FURIO GIRALDI
4004	\$679,000	1/2	\$805.5	843	Nov 2022	CARLOS MAR...
4006	\$8,300/mth	3/4	\$6.4	1290	Aug 2022	ROBERTA DA...
4006	\$8,500/mth	3/4	\$6.6	1290	May 2023	ROBERTA DA...
4010	\$3,400/mth	1/2	\$4.4	776	Nov 2022	LUCIANO PIC...
4104	\$690,000	1/2	\$815.6	846	May 2023	
4104	\$4,800/mth	1/2	\$5.6	851	May 2023	N/A
4201	\$8,000/mth	3/4	\$6.2	1290	May 2023	PROSENALES...
4204	\$4,200/mth	1/2	\$5.0	846	Apr 2023	JOSEPH J M R...
4205	\$650,000	1/2	\$786.9	826	Aug 2022	ELIANA ALBU...
4205	\$4,500/mth	1/2	\$5.4	826	Feb 2023	ELIANA ALBU...
4205	\$4,500/mth	1/2	\$5.3	851	May 2023	ELIANA ALBU...
4210	\$560,000	1/2	\$721.6	776	Nov 2022	N/A
4301	\$1,099,000	3/4	\$851.9	1290	Jan 2023	LUISA FERNA...

Currently Listed

ACTIVE LISTINGS 8/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4301	\$1,099,000	3/4	\$851.9	1290	Feb 2023	LUISA FERNA...
4301	\$1,099,000	3/4	\$851.9	1290	Feb 2023	LUISA FERNA...
4301	\$1,095,000	3/4	\$848.8	1290	Mar 2023	LUISA FERNA...
4304	\$690,000	1/2	\$715.0	965	Nov 2022	N/A
4403	\$1,260,000	3/3	\$887.9	1419	Aug 2022	N/A
4404	\$1,525,000	3/4	\$890.3	1713	May 2023	N/A
4405	\$725,000	1/2	\$849.9	853	Aug 2022	ANGELA ELIZ...
4410	\$649,000	1/2	\$858.5	756	Apr 2023	AYDIN AYDIN
4504	\$8,900/mth	3/4	\$5.2	1723	Feb 2023	N/A
4506	\$14,900/mth	3/3	\$9.8	1517	Aug 2022	GABRIELA CA...
4506	\$12,800/mth	3/3	\$8.4	1517	Nov 2022	GABRIELA CA...
4508	\$6,500/mth	2/3	\$5.2	1252	Nov 2022	N/A
4604	\$1,549,000	3/4	\$899.0	1723	Dec 2022	CHRISTOPHE...
4703	\$8,700/mth	2/3	\$6.8	1287	May 2023	N/A
4704	\$1,600,000	3/4	N/A	N/A	Nov 2022	OMAR NEMER
4704	\$8,850/mth	3/4	\$5.1	1723	Feb 2023	OMAR NEMER
4706	\$1,400,000	3/3	\$1,026.4	1364	Nov 2022	WALTER NIV...
4806	\$16,800/mth	4/5	\$7.2	2324	May 2023	N/A
4905	\$1,700,000	2/2	N/A	N/A	May 2023	N/A
4906	\$16,000/mth	4/5	\$6.9	2324	May 2023	N/A

Currently Listed

ACTIVE LISTINGS 9/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5505	\$1,275,000	2/2	\$1,036.6	1230	Feb 2023	N/A