

Market Report

May, 2019



Asia on Brickell

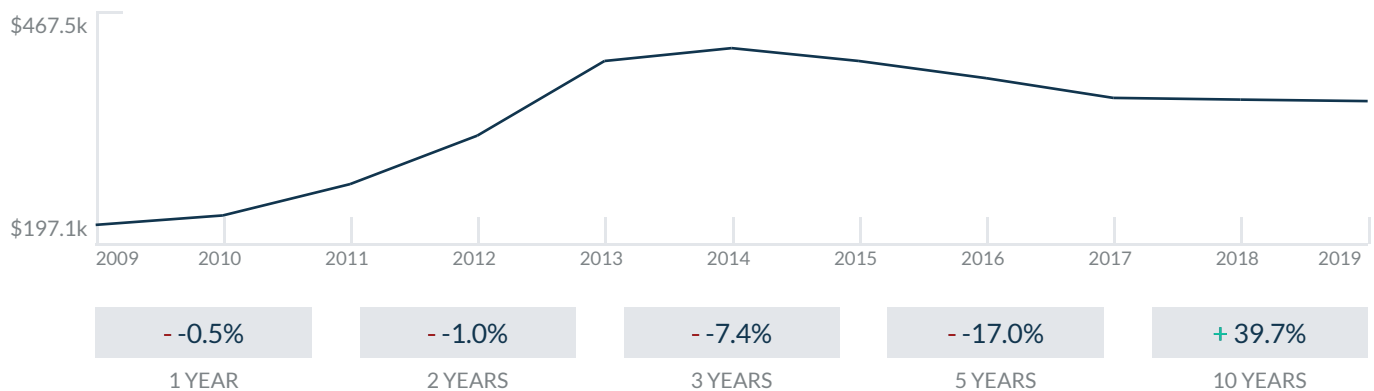
900 Brickell Key BLVD
Miami, FL 33131

Every month we compile this comprehensive market report focus on Asia on Brickell 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 asiaonbrickellcondosforsale.com.

Property Stats

POSTAL CODE 33131

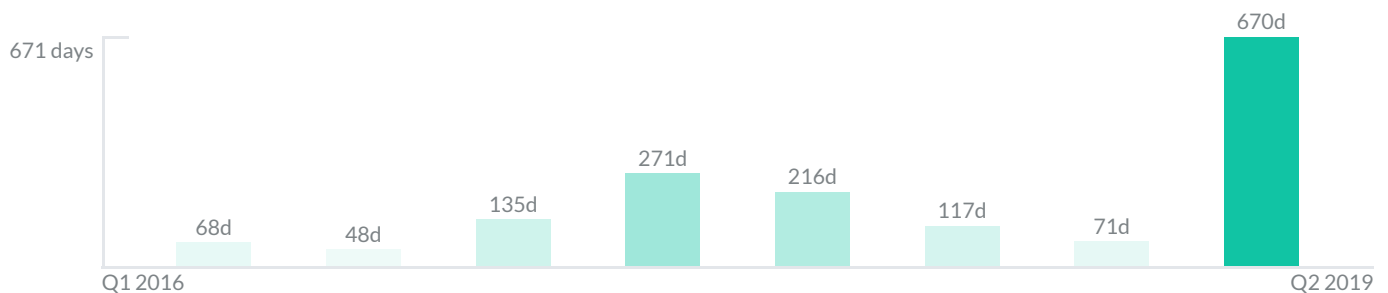
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

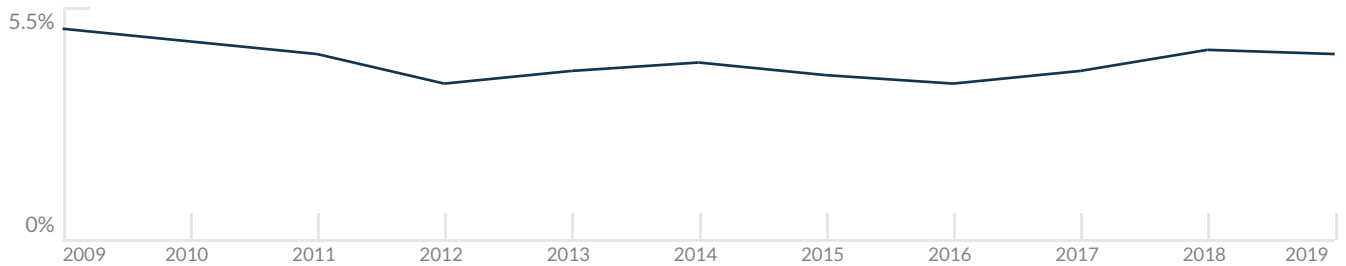


Mortgage Rates

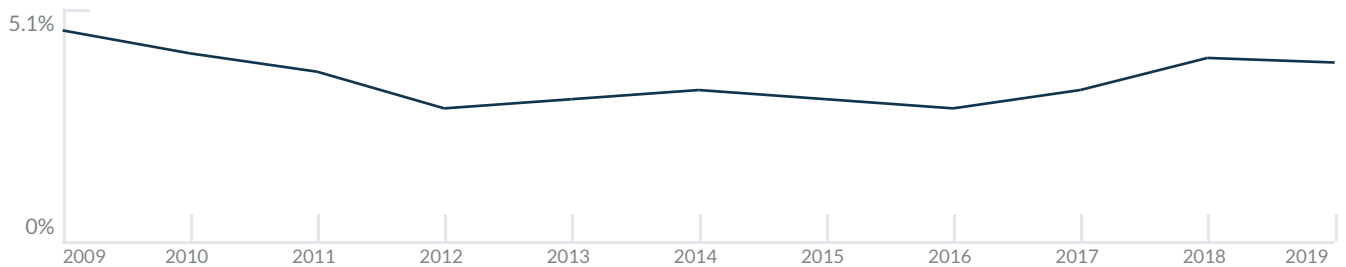
PER YEAR

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 ASIA ON BRICKELL

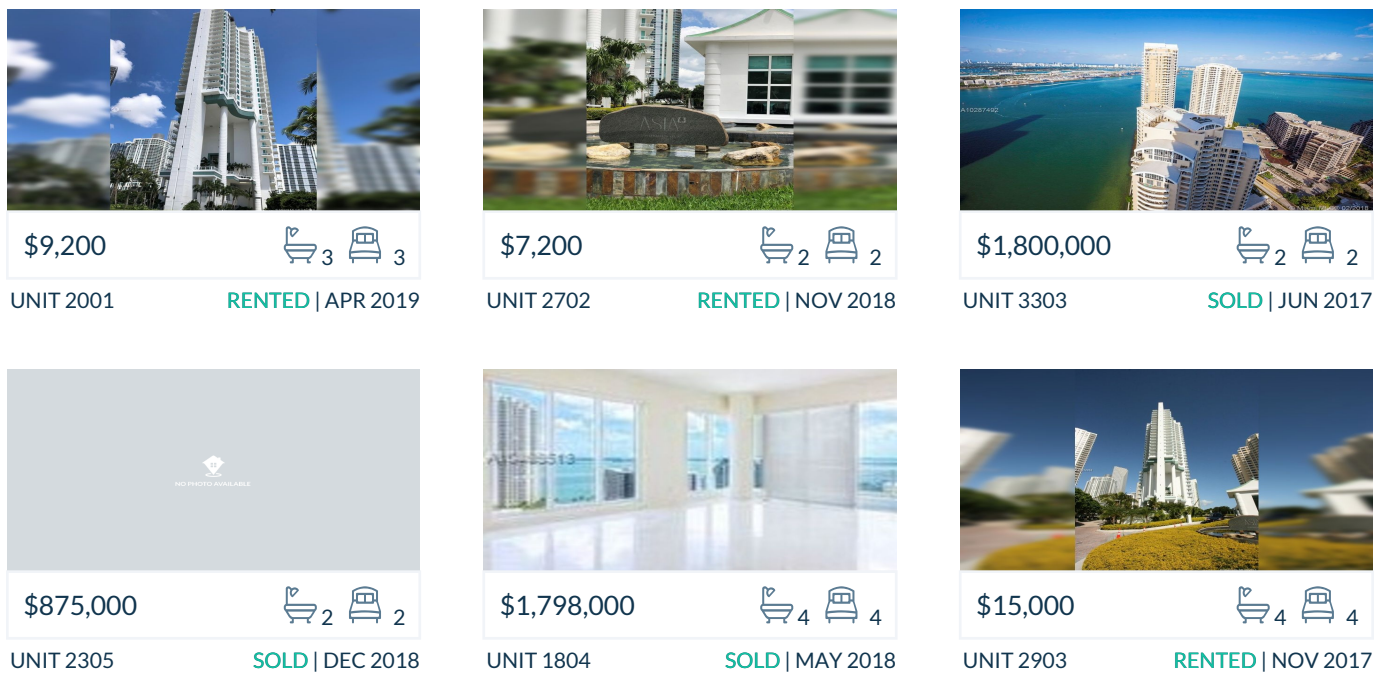
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Asia on Brickell



Sold

LAST 20 PROPERTIES SOLD IN ASIA ON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3303	\$1,800,000	2/2	\$884.1	2,036	Apr 2019	670
2305	\$875,000	2/2	\$659.9	1,326	Dec 2018	31
1804	\$1,798,000	4/4	\$683.4	2,631	Dec 2018	111
1802	\$1,195,000	2/2	\$760.2	1,572	Aug 2018	33
3004	\$3,048,000	4/4	\$1,158.5	2,631	Jul 2018	62
1201	\$1,850,000	3/3	\$895.9	2,065	Jul 2018	255
1801	\$1,690,000	3/3	\$818.4	2,065	Feb 2018	254
2704	\$2,295,000	4/4	\$872.3	2,631	Feb 2018	178
501	\$1,430,000	3/3	\$692.5	2,065	Jul 2017	271
603	\$2,150,000	2/2	\$909.9	2,363	Aug 2016	135
3103	\$4,995,000	4/5	\$1,470.0	3,398	Apr 2016	48
2004	\$2,500,000	3/4	\$950.2	2,631	Mar 2016	95
2802	\$1,450,000	2/2	\$922.4	1,572	Feb 2016	52
N/A	\$2,720,000	3/4	\$919.2	2,959	Feb 2016	58
2402	\$1,499,000	2/2	\$953.6	1,572	Oct 2015	150
2805	\$1,200,000	2/2	\$905.0	1,326	Sep 2015	238
N/A	\$2,300,000	3/3	\$1,113.8	2,065	May 2015	22
3102,	\$1,499,000	2/2	\$953.6	1,572	Mar 2015	2073
2305	\$1,350,000	2/2	\$1,018.1	1,326	Feb 2015	144
2805	\$1,199,000	2/2	\$904.2	1,326	Oct 2014	152

Rented

LAST 20 PROPERTIES RENTED IN ASIA ON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2903	\$15,000	4/4	\$4.4	3,398	Oct 2018	336
2205	\$4,500	2/2	\$3.4	1,326	Aug 2018	43
2405	\$4,100	2/2	\$3.1	1,326	Jul 2018	132
3303	\$7,500	2/2	\$3.7	2,036	Jun 2018	126
3105	\$4,900	2/2	\$3.7	1,326	Feb 2018	150
401	\$7,600	3/3	\$3.7	2,065	Dec 2017	199
1904	\$8,500	3/4	\$3.2	2,631	Dec 2017	294
1701	\$7,400	3/3	\$3.6	2,065	Nov 2017	415
2602	\$4,500	2/2	\$2.9	1,572	Oct 2017	95
2005	\$4,950	2/2	\$3.7	1,326	Sep 2017	84
3205	\$4,600	2/2	\$3.5	1,326	Jul 2017	40
2405	\$4,500	2/2	\$3.4	1,326	Jul 2017	64
1805	\$4,500	2/2	\$3.4	1,326	Jun 2017	285
703	\$7,950	2/2	\$3.3	2,377	May 2017	40
2105	\$4,500	2/2	\$3.4	1,326	Apr 2017	164
2205	\$4,500	2/2	\$3.4	1,326	Apr 2017	55
2101	\$8,500	3/3	\$4.1	2,065	Oct 2016	113
2704	\$12,500	4/4	\$4.8	2,631	Jan 2016	33
2205	\$5,300	2/2	\$4.0	1,326	Nov 2015	62
1502	\$6,700	2/2	\$4.3	1,572	Oct 2015	93

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH34...	\$7,750,000	6/6	\$1,550.0	5000	Feb 2016	N/A
PH 34...	\$7,750,000	4/5	\$1,550.0	5000	Apr 2018	DAVID ROBBI...
PH34...	\$25,000/mth	6/6	\$5.0	5000	Nov 2018	N/A
603	\$1,890,000	2/2	\$799.8	2363	Dec 2017	CLAUDIA TUR...
803	\$1,799,000	2/2	\$655.4	2745	Mar 2019	N/A
901	\$11,000/mth	3/3	\$5.3	2065	Mar 2019	N/A
901	\$2,100,000	3/3	\$1,016.9	2065	Mar 2019	N/A
1002	\$3,750,000	5/7	\$1,039.4	3608	Jan 2019	N/A
1502	\$5,999/mth	2/2	\$3.8	1572	Apr 2019	N/A
1503	\$1,549,000	2/2	\$672.3	2304	Feb 2019	N/A
1601	\$1,835,000	3/3	\$888.6	2065	Dec 2018	N/A
1604	\$2,375,000	4/4	\$904.1	2627	Dec 2018	N/A
1702	\$1,150,000	2/2	\$731.6	1572	Jun 2018	N/A
1704	\$2,100,000	4/4	\$798.2	2631	May 2019	N/A
1905	\$4,700/mth	2/2	\$3.5	1326	Jan 2019	N/A
1905	\$4,400/mth	2/2	\$3.3	1326	May 2019	N/A
2001	\$1,849,000	3/3	\$774.3	2388	Aug 2018	N/A
2004	\$2,075,000	3/4	\$788.7	2631	May 2019	N/A
2104	\$2,100,000	4/4	\$798.2	2631	Jul 2017	EL PABELLON...
2202	\$1,300,000	2/2	\$827.0	1572	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2301	\$1,850,000	3/3	\$895.9	2065	Feb 2017	ADOLFO J ME...
2302	\$1,200,000	2/2	\$763.4	1572	Apr 2019	N/A
2304	\$2,300,000	4/4	\$874.2	2631	Apr 2018	SANTIAGO O...
2402	\$7,200/mth	2/2	\$4.6	1572	Jan 2019	N/A
2403	\$3,589,000	4/5	\$941.3	3813	Nov 2017	N/A
2504	\$2,350,000	4/4	\$893.2	2631	Jun 2018	N/A
2602	\$1,199,000	2/2	\$762.7	1572	Nov 2018	N/A
2803	\$4,150,000	4/5	\$1,221.3	3398	Aug 2017	N/A
2805	\$5,950/mth	2/2	\$4.5	1326	Nov 2018	N/A
2901	\$2,600,000	3/3	\$1,259.1	2065	Jun 2017	N/A
2902	\$1,650,000	2/2	\$916.7	1800	Feb 2019	N/A
3302	\$1,359,000	2/2	\$763.1	1781	Jul 2018	ANDREW PHI...
3518	\$2,500/mth	1/1	\$3.0	825	Apr 2019	N/A