

Market Report

July, 2020



Asia on Brickell

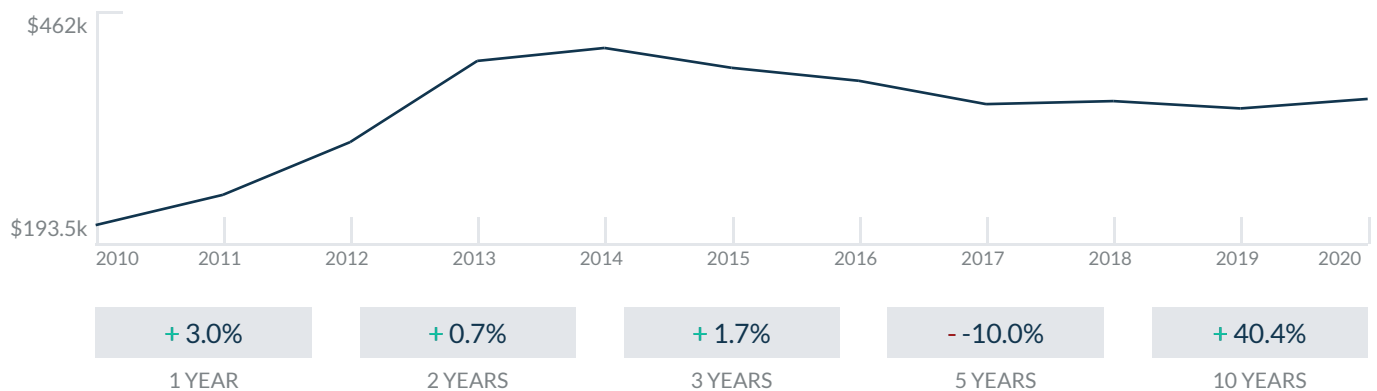
900 Brickell Key BLVD
Miami, FL 33131

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

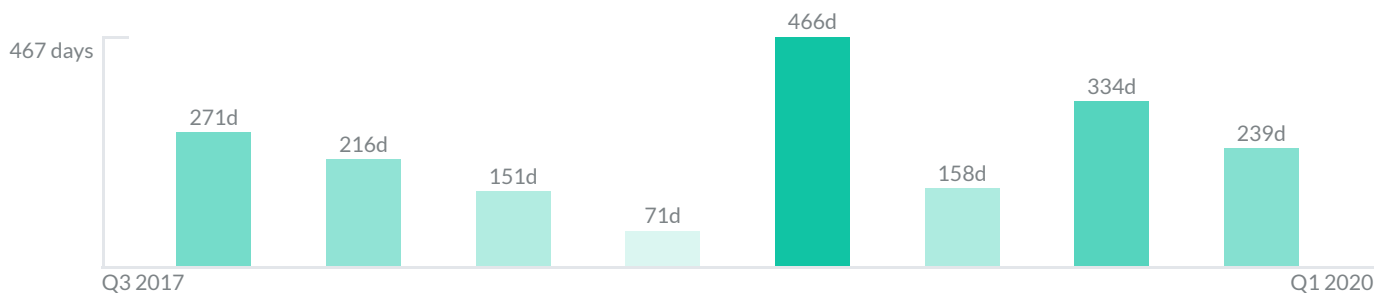
The property stats graph represents the median price evolution since ten years in your postal code area.



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

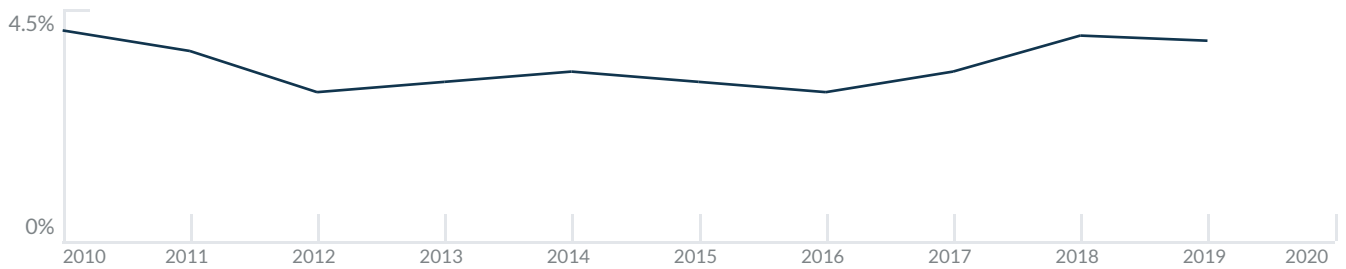
PER YEAR

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©

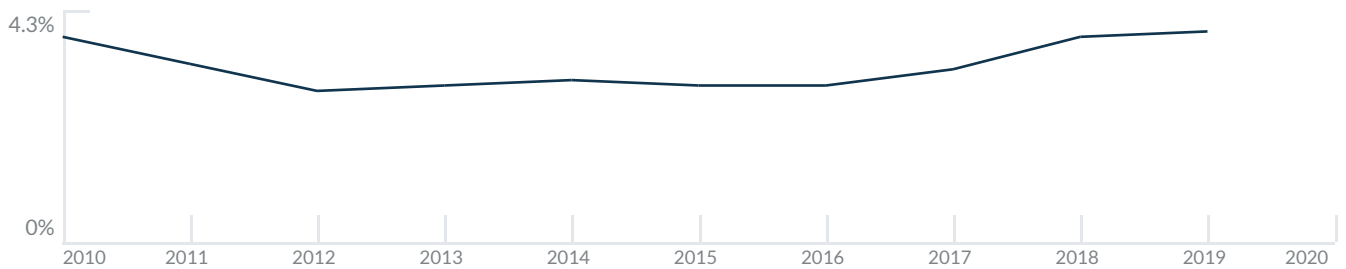
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

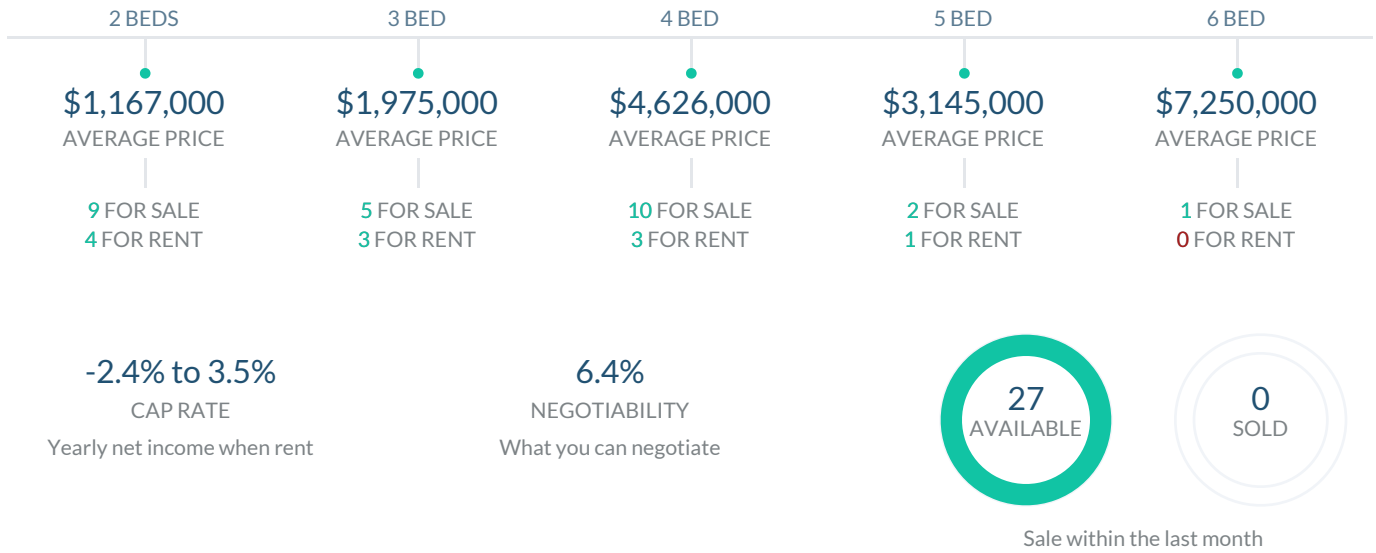
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire For Genio 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

 <p>\$3,499,000  6  4</p> <p>UNIT 1803 SOLD MAR 2020</p>	 <p>\$9,250  5  3</p> <p>UNIT 2904 RENTED FEB 2020</p>	 <p>\$4,350  3  2</p> <p>UNIT 1905 RENTED FEB 2020</p>
 <p>\$4,900  3  2</p> <p>UNIT 2602 RENTED JUN 2020</p>	 <p>\$1,990,000  5  4</p> <p>UNIT 2304 SOLD FEB 2020</p>	 <p>\$4,600  3  2</p> <p>UNIT 3105 RENTED FEB 2020</p>

Sold

LAST 20 PROPERTIES SOLD IN ASIA ON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1803	\$3,499,000	4/6	\$917.7	3,813	Mar 2020	239
2304	\$1,990,000	4/5	\$756.4	2,631	Nov 2019	25
603	\$1,690,000	2/3	\$715.2	2,363	Oct 2019	643
803	\$1,675,000	2/3	\$610.2	2,745	Aug 2019	138
1002	\$3,750,000	5/7	\$1,039.4	3,608	Jul 2019	177
3104	\$2,150,000	4/5	\$817.2	2,631	May 2019	59
3303	\$1,800,000	2/2	\$884.1	2,036	Apr 2019	670
3303	\$1,800,000	2/3	\$884.1	2,036	Apr 2019	670
2305	\$875,000	2/3	\$659.9	1,326	Dec 2018	31
1804	\$1,798,000	4/5	\$683.4	2,631	Dec 2018	111
1802	\$1,195,000	2/3	\$760.2	1,572	Aug 2018	33
3004	\$3,048,000	4/5	\$1,158.5	2,631	Jul 2018	62
1201	\$1,850,000	3/3	\$895.9	2,065	Jul 2018	255
1201	\$1,850,000	3/4	\$895.9	2,065	Jul 2018	255
1801	\$1,690,000	3/3	\$818.4	2,065	Feb 2018	254
1801	\$1,690,000	3/4	\$818.4	2,065	Feb 2018	254
2704	\$2,295,000	4/4	\$872.3	2,631	Feb 2018	178
2704	\$2,295,000	4/5	\$872.3	2,631	Feb 2018	178
501	\$1,430,000	3/3	\$692.5	2,065	Jul 2017	271
501	\$1,430,000	3/4	\$692.5	2,065	Jul 2017	271

Rented

LAST 20 PROPERTIES RENTED IN ASIA ON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2904	\$9,250	3/5	\$3.5	2,631	Feb 2020	122
1905	\$4,350	2/3	\$3.3	1,326	Jan 2020	114
2602	\$4,900	2/3	\$3.1	1,572	Dec 2019	33
3105	\$4,600	2/3	\$3.5	1,326	Nov 2019	44
1001	\$2,325	1/2	\$3.0	780	Oct 2019	30
PH34...	\$25,000	6/8	\$5.0	5,000	Jul 2019	227
2605	\$4,700	2/3	\$3.5	1,326	Jul 2019	31
2001	\$9,200	3/4	\$4.5	2,065	May 2019	38
2702	\$7,200	2/3	\$4.6	1,572	May 2019	146
2903	\$15,000	4/5	\$4.4	3,398	Oct 2018	336
2205	\$4,500	2/3	\$3.4	1,326	Aug 2018	43
2405	\$4,100	2/3	\$3.1	1,326	Jul 2018	132
3303	\$7,500	2/3	\$3.7	2,036	Jun 2018	126
3105	\$4,900	2/2	\$3.7	1,326	Feb 2018	150
3105	\$4,900	2/3	\$3.7	1,326	Feb 2018	150
401	\$7,600	3/3	\$3.7	2,065	Dec 2017	199
401	\$7,600	3/4	\$3.7	2,065	Dec 2017	199
1904	\$8,500	3/4	\$3.2	2,631	Dec 2017	294
1904	\$8,500	3/5	\$3.2	2,631	Dec 2017	294
1701	\$7,400	3/3	\$3.6	2,065	Nov 2017	415

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH34...	\$7,250,000	6/8	\$1,450.0	5000	Jun 2020	N/A
PH 34...	\$7,750,000	4/7	\$1,550.0	5000	Feb 2020	DAVID ROBBI...
PH04	\$11,000,000	4/7	\$2,052.6	5359	Jun 2020	DARKO DEJA...
403/5...	\$3,750,000	4/5	\$809.8	4631	Feb 2020	
901	\$9,500/mth	3/4	\$4.6	2065	Feb 2020	N/A
1401	\$1,825,000	3/4	\$883.8	2065	Jun 2020	AIRTON ANT...
1403	\$8,900/mth	2/3	\$4.4	2036	Jun 2020	N/A
1502	\$5,100/mth	2/3	\$3.2	1572	Feb 2020	N/A
1503	\$1,499,000	2/3	N/A	N/A	Jun 2020	MARTA B GA...
1701	\$8,500/mth	3/4	\$4.1	2065	Jun 2020	N/A
1702	\$1,150,000	2/3	\$731.6	1572	Jun 2020	N/A
1704	\$1,970,000	4/5	\$748.8	2631	Jun 2020	CLAUDIA B T...
1805	\$890,000	2/3	\$671.2	1326	Feb 2020	N/A
1903	\$3,100,000	5/6	\$813.0	3813	Jun 2020	N/A
2001	\$1,849,000	3/4	\$895.4	2065	Jun 2020	N/A
2101	\$8,750/mth	3/4	\$4.2	2065	Jun 2020	N/A
2104	\$1,800,000	4/5	\$684.2	2631	Jun 2020	EL PABELLON...
2202	\$1,095,000	2/3	\$696.6	1572	Jun 2020	ALAN BATKIN...
2301	\$1,850,000	3/4	\$895.9	2065	Feb 2020	ADOLFO J ME...
2301	\$1,850,000	3/4	\$895.9	2065	Jun 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2302	\$1,200,000	2/3	\$763.4	1572	Jun 2020	N/A
2303	\$16,400/mth	4/6	\$4.8	3398	Jun 2020	N/A
2402	\$7,850/mth	2/3	\$5.0	1572	Jun 2020	N/A
2403	\$3,189,000	5/6	\$938.5	3398	Jun 2020	N/A
2403	\$15,400/mth	5/6	\$4.5	3398	Jun 2020	N/A
2404	\$10,000/mth	4/5	\$3.8	2631	Jun 2020	N/A
2502	\$1,125,000	2/3	\$715.6	1572	Jun 2020	N/A
2504	\$2,190,000	4/5	\$832.4	2631	Jun 2020	N/A
2604	\$2,499,000	3/5	\$949.8	2631	Jun 2020	N/A
2803	\$3,800,000	4/6	\$1,118.3	3398	Jun 2020	N/A
2804	\$2,499,000	4/5	\$949.8	2631	Jun 2020	N/A
2805	\$1,180,000	2/3	\$889.9	1326	Feb 2020	N/A
2805	\$1,070,000	2/3	\$806.9	1326	Jun 2020	N/A
2805	\$4,650/mth	2/3	\$3.5	1326	Jun 2020	N/A
2902	\$1,290,000	2/3	\$820.6	1572	Jun 2020	JOHN NARAN...
2903	\$3,750,000	4/5	\$1,103.6	3398	Jun 2020	N/A
2903	\$13,500/mth	4/5	\$4.0	3398	Jun 2020	N/A
3402	\$7,750,000	4/7	N/A	N/A	Jun 2020	N/A