

Market Report

June, 2023



Echo Brickell

1451 Brickell Ave
Miami, FL 33131

Every month we compile this comprehensive market report focus on Echo 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 echobrickellapartmentsforsale.com.

Property Stats

POSTAL CODE 33131

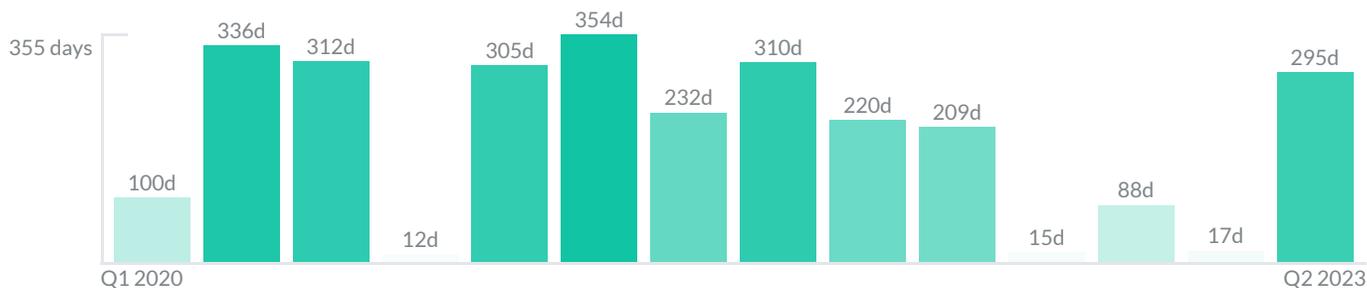
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

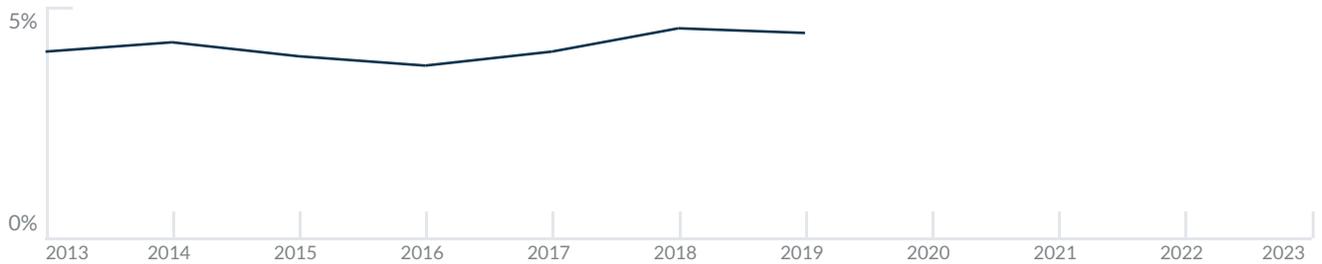


Mortgage Rates

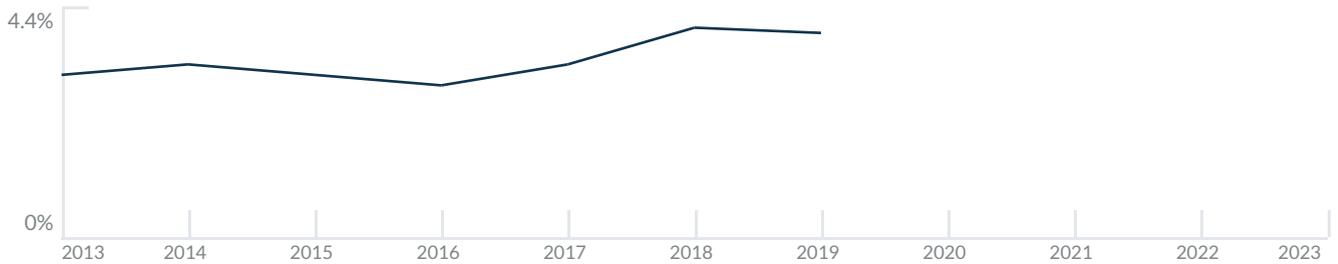
PER YEAR

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©

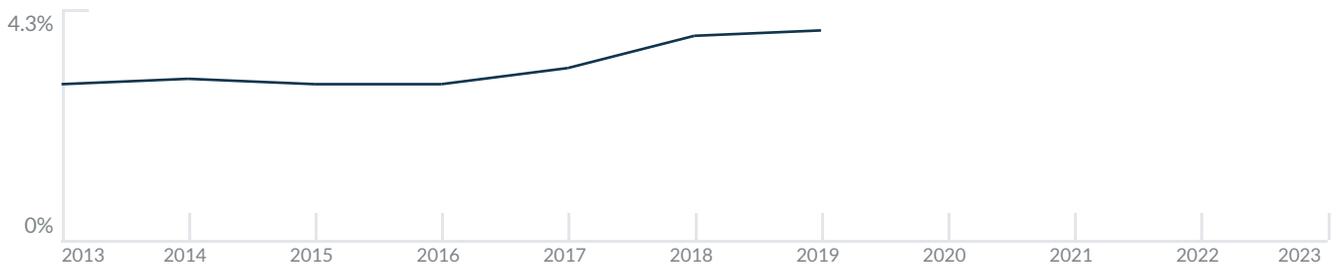
30 YEARS FIXED 4.4%



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©

<p>ELEMENTARY SCHOOL</p> <p>Alpha Charter Of Aspire For</p> <p style="color: green; font-weight: bold;">1/10</p>	<p>MIDDLE SCHOOL</p> <p>Genio Maria De Hostos Youth Leadership Charter School</p> <p style="color: green; font-weight: bold;">1/10</p>	<p>HIGH SCHOOL</p> <p>World School Of The Arts</p> <p style="color: green; font-weight: bold;">10/10</p>
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Insights

IN ECHO BRICKELL

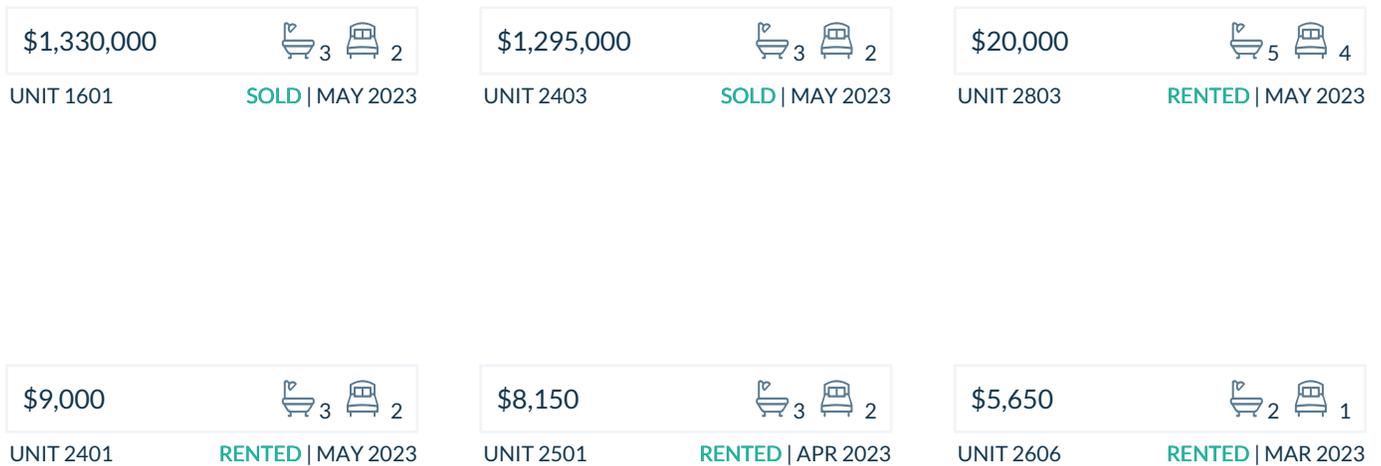
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN ECHO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1601	\$1,330,000	2/3	\$1,033.4	1,287	May 2023	295
2403	\$1,295,000	2/3	\$1,139.0	1,137	May 2023	N/A
906	\$730,000	1/2	\$1,045.8	698	Feb 2023	17
2005	\$1,099,000	2/2	\$966.6	1,137	Dec 2022	120
903	\$1,175,000	1/2	\$1,043.5	1,126	Dec 2022	129
2903	\$1,950,000	2/3	\$1,340.2	1,455	Nov 2022	76
2302	\$759,000	1/2	\$976.8	777	Oct 2022	28
1504	\$700,000	1/2	\$928.4	754	Sep 2022	15
2704	\$800,000	1/2	\$1,013.9	789	May 2022	300
902	\$650,000	1/2	\$837.6	776	May 2022	300
1404	\$730,000	1/2	\$975.9	748	Apr 2022	40
2004	\$670,000	1/2	\$850.3	788	Apr 2022	395
2506	\$660,000	1/2	\$818.9	806	Apr 2022	12
2903	\$1,750,000	2/3	\$1,202.7	1,455	Mar 2022	17
4303	\$1,190,000	2/3	\$1,048.5	1,135	Mar 2022	7
1106	\$690,000	1/1	\$946.5	729	Mar 2022	370
1104	\$635,000	1/1	\$879.5	722	Mar 2022	63
904	\$645,000	1/1	\$934.8	690	Jan 2022	643
PH 52...	\$3,475,000	3/4	\$1,655.6	2,099	Dec 2021	310
2601	\$1,195,000	2/3	\$928.5	1,287	Sep 2021	352

Rented

LAST 20 PROPERTIES RENTED IN ECHO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2803	\$20,000	4/5	\$6.8	2,957	May 2023	7
2401	\$9,000	2/3	\$7.0	1,287	May 2023	14
2501	\$8,150	2/3	\$6.3	1,287	Apr 2023	26
2606	\$5,650	1/2	\$7.0	805	Mar 2023	23
1906	\$5,900	1/2	\$7.4	802	Mar 2023	18
1003	\$7,000	2/3	\$6.2	1,137	Mar 2023	6
4003	\$11,000	2/3	\$8.6	1,275	Feb 2023	66
1503	\$8,000	2/3	\$7.0	1,137	Dec 2022	14
2604	\$5,400	1/2	\$6.8	789	Dec 2022	30
1606	\$5,150	1/2	\$6.6	781	Dec 2022	77
1203	\$7,000	2/3	\$6.2	1,137	Dec 2022	172
2004	\$5,400	1/2	\$6.9	788	Nov 2022	34
2405	\$7,500	2/2	\$6.5	1,148	Nov 2022	21
1206	\$5,000	1/1	\$6.7	743	Oct 2022	33
2504	\$5,550	1/2	\$7.0	792	Sep 2022	76
3102	\$13,800	2/3	\$8.4	1,634	Sep 2022	58
5101	\$16,500	3/4	\$7.8	2,117	Sep 2022	14
2206	\$5,550	1/2	\$6.1	912	Sep 2022	37
1705	\$7,500	2/2	\$6.9	1,091	Sep 2022	45
2305	\$7,600	2/2	\$6.6	1,153	Aug 2022	47

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH01	\$38,500,000	5/8	\$3,478.5	11068	Apr 2023	LLC PMG BRI...
LPH5...	\$20,000/mth	3/4	\$9.5	2099	May 2023	
LPH5...	\$4,800,000	3/4	\$2,286.8	2099	May 2023	
906	\$730,000	1/2	\$1,045.8	698	Dec 2022	N/A
1003	\$9,800/mth	2/3	\$8.6	1137	Nov 2022	MIRTA I ARM...
1003	\$1,389,000	2/3	\$1,221.6	1137	Nov 2022	MIRTA I ARM...
1003	\$8,500/mth	2/3	\$7.5	1137	Nov 2022	MIRTA I ARM...
1003	\$1,284,000	2/3	\$1,129.3	1137	Nov 2022	MIRTA I ARM...
1201	\$8,000/mth	2/3	\$6.2	1287	May 2023	BEATRIZ DE T...
1201	\$1,258,000	2/3	\$977.5	1287	May 2023	BEATRIZ DE T...
1206	\$898,000	1/1	\$1,208.6	743	Apr 2023	N/A
1402	\$989,000	1/2	\$1,272.8	777	Feb 2023	ENRIQUE CO...
1402	\$925,000	1/2	\$1,190.5	777	May 2023	ENRIQUE CO...
1404	\$5,500/mth	1/1	\$7.4	748	May 2023	
1501	\$8,750/mth	2/3	\$6.8	1287	Nov 2022	MARCELO F H...
1503	\$7,990/mth	2/3	\$7.0	1137	Apr 2023	N/A
1504	\$5,250/mth	1/2	\$7.0	754	Nov 2022	DOUER EDDY...
1505	\$8,000/mth	2/2	\$7.6	1054	May 2023	TERESA MARI...
1603	\$8,000/mth	2/3	\$7.0	1137	Nov 2022	N/A
1604	\$5,900/mth	1/2	\$7.7	764	Apr 2023	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1604	\$915,000	1/2	\$1,197.6	764	May 2023	N/A
1605	\$1,050,000	2/2	\$975.8	1076	Nov 2022	
1701	\$12,000/mth	2/3	\$9.3	1287	Jan 2023	N/A
1702	\$5,750/mth	1/2	\$7.4	777	Apr 2023	TOMAS NAVA...
1705	\$1,275,000	2/2	\$1,168.7	1091	Aug 2022	N/A
1803	\$1,190,000	2/3	\$1,046.6	1137	May 2023	
1805	\$975,000	2/2	\$886.4	1100	Feb 2023	NANCY PARD...
1902	\$920,000	1/2	\$1,184.0	777	Mar 2023	RAPHAEL A R...
1904	\$900,000	1/2	\$1,148.0	784	Feb 2023	GERARDO CO...
1904	\$900,000	1/2	\$1,148.0	784	Mar 2023	GERARDO CO...
2003	\$1,600,000	2/3	\$1,267.8	1262	Nov 2022	
2003	\$1,500,000	2/3	\$1,188.6	1262	Apr 2023	
2004	\$848,000	1/2	\$1,076.1	788	Nov 2022	N/A
2202	\$5,850/mth	1/2	\$7.5	777	Aug 2022	CLAUDIO RO...
2303	\$2,495,000	3/3	\$1,288.1	1937	Aug 2022	N/A
2305	\$1,190,000	2/2	\$1,032.1	1153	Mar 2023	LLC MAX USA...
2401	\$11,000/mth	2/3	\$8.5	1287	Feb 2023	JORGE DE LA...
2401	\$9,500/mth	2/3	\$7.4	1287	Mar 2023	JORGE DE LA...
2403	\$1,395,000	2/3	\$1,226.9	1137	Nov 2022	JEAN MARIE...
2403	\$1,295,000	2/3	\$1,139.0	1137	Mar 2023	JEAN MARIE...

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2404	\$875,000	1/2	\$1,104.8	792	May 2023	
2405	\$1,299,000	2/2	\$1,131.5	1148	Nov 2022	N/A
2504	\$860,000	1/2	\$1,085.9	792	Aug 2022	RAPHAEL DU...
2604	\$900,000	1/2	\$1,140.7	789	Jan 2023	LUIZ C LIMA B...
2702	\$7,500/mth	1/2	\$9.7	777	Nov 2022	PHILLIP AGIN...
2705	\$1,700,000	2/2	\$1,504.4	1130	May 2023	VICTOR MAN...
2803	\$5,899,000	4/5	\$1,743.2	3384	Nov 2022	RS FINANCI...
2901	\$5,950,000	3/4	\$1,929.9	3083	Feb 2023	3325536 NOV...
2901	\$5,950,000	3/4	\$1,929.9	3083	May 2023	3325536 NOV...
2903	\$12,000/mth	2/3	\$8.2	1455	Nov 2022	FEDERICO ZU...
3102	\$3,200,000	2/3	\$1,958.4	1634	Aug 2022	JUAN MANUE...
3701	\$3,200,000	2/3	\$1,982.7	1614	Nov 2022	ANTOINETTE...
3902	\$2,490,000	2/3	\$1,532.3	1625	May 2023	N/A
3903-...	\$3,700,000	4/4	\$1,228.4	3012	Nov 2022	FABIO MASSA...
4002	\$2,295,000	2/3	\$1,412.3	1625	May 2023	HOLLY A OLIV...
4002	\$15,000/mth	2/3	\$9.2	1625	Jan 2023	HOLLY A OLIV...
4004/...	\$3,800,000	3/3	\$1,735.2	2190	Nov 2022	N/A
4101	\$2,500,000	2/3	\$1,536.6	1627	May 2023	FABRICE BON...
4101	\$14,500/mth	2/3	\$8.9	1627	Nov 2022	FABRICE BON...
4101	\$13,000/mth	2/3	\$8.0	1627	Feb 2023	FABRICE BON...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4203	\$1,380,000	2/3	\$1,176.5	1173	May 2023	JORGE APOL...
4204	\$1,389,500	2/3	\$1,190.7	1167	May 2023	MARIO A CAR...
4204	\$7,900/mth	2/3	\$6.8	1167	May 2023	MARIO A CAR...
4301	\$36,000/mth	2/3	\$11.1	3256	May 2023	RYAN SHEAR
4503	\$16,000/mth	3/4	\$7.5	2122	May 2023	
5101	\$5,800,000	3/4	\$2,739.7	2117	May 2023	DIGUER COR...
5102	\$6,600,000	3/4	\$3,139.9	2102	Nov 2022	CARLOS GUIN...