

Market Report

October, 2020



Echo Brickell

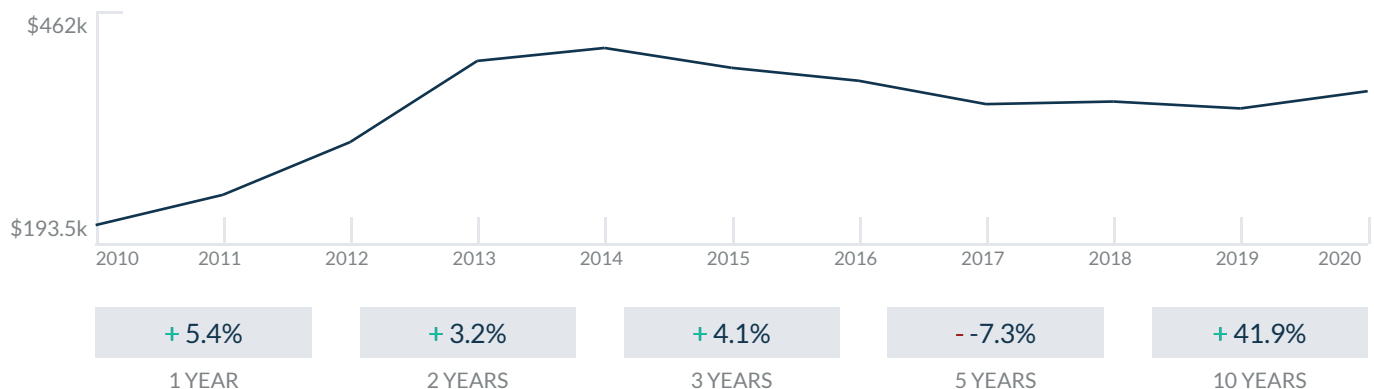
1451 Brickell Ave
Miami, FL 33131

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

Property Stats

POSTAL CODE 33131

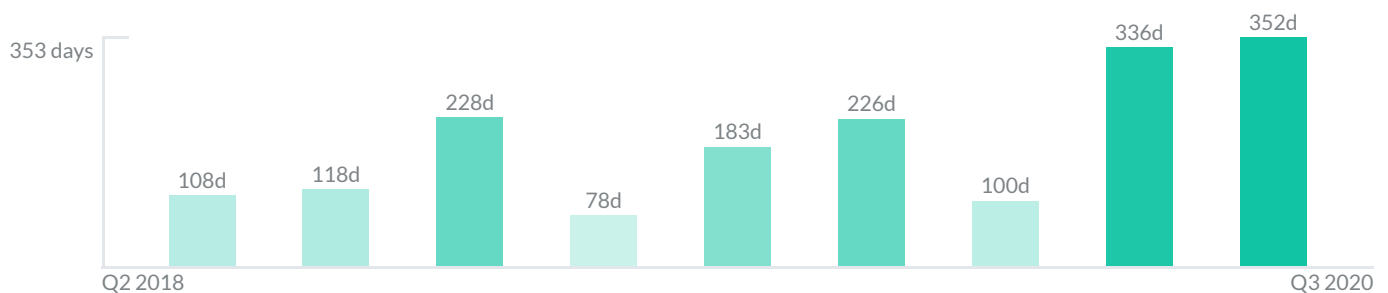
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

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 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

 <p>\$9,000</p> <p>UNIT 4602 RENTED SEP 2020</p> <p>3 Bathrooms 2 Bedrooms</p>	 <p>\$3,790</p> <p>UNIT 905 RENTED SEP 2020</p> <p>2 Bathrooms 2 Bedrooms</p>	 <p>\$5,500</p> <p>UNIT 2701 RENTED SEP 2020</p> <p>3 Bathrooms 2 Bedrooms</p>
 <p>\$689,000</p> <p>UNIT 1403 SOLD SEP 2020</p> <p>3 Bathrooms 2 Bedrooms</p>	 <p>\$11,000</p> <p>UNIT 4401 RENTED SEP 2020</p> <p>4 Bathrooms 3 Bedrooms</p>	 <p>\$8,000</p> <p>UNIT 4001 RENTED SEP 2020</p> <p>3 Bathrooms 2 Bedrooms</p>

Sold

LAST 20 PROPERTIES SOLD IN ECHO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1403	\$689,000	2/3	\$606.0	1,137	Sep 2020	116
LPH 5...	\$2,553,000	3/4	\$1,206.0	2,117	Aug 2020	811
1605	\$4,889	2/2	\$4.5	1,076	Aug 2020	75
2301	\$5,100	2/2	\$4.0	1,269	Jul 2020	88
1106	\$449,000	1/2	\$615.9	729	Jul 2020	152
1406	\$469,000	1/2	\$621.2	755	Jul 2020	809
3701	\$1,999,990	2/3	\$1,239.2	1,614	Jul 2020	410
1803	\$899,000	2/3	\$712.4	1,262	May 2020	336
2502	\$545,000	1/2	\$701.4	777	Jan 2020	100
1901	\$829,000	2/3	\$644.1	1,287	Dec 2019	28
2603	\$745,000	2/3	\$586.6	1,270	Nov 2019	256
1704	\$549,000	1/2	\$711.1	772	Oct 2019	395
PH54	\$11,475,000	4/6	\$2,272.3	5,050	Jul 2019	26
1902	\$545,000	1/2	\$701.4	777	Jul 2019	340
2301	\$5,000	2/2	\$3.9	1,269	Jun 2019	29
1905	\$975,000	2/2	\$764.1	1,276	May 2019	126
2901/...	\$4,399,000	3/4	\$1,272.9	3,456	Mar 2019	228
4102	\$2,525,000	3/3	\$1,401.2	1,802	Aug 2018	169
1903	\$1,300,000	2/3	\$1,030.1	1,262	Aug 2018	66
1603	\$990,000	2/3	\$870.7	1,137	Jun 2018	124

Rented

LAST 20 PROPERTIES RENTED IN ECHO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4602	\$9,000	2/3	\$6.3	1,421	Sep 2020	20
905	\$3,790	2/2	\$3.8	1,010	Sep 2020	20
2701	\$5,500	2/3	\$4.3	1,287	Sep 2020	31
4401	\$11,000	3/4	\$4.2	2,594	Sep 2020	180
4001	\$8,000	2/3	\$4.4	1,798	Sep 2020	224
3903	\$10,500	3/4	\$4.0	2,650	Sep 2020	58
1504	\$3,050	1/2	\$4.0	754	Sep 2020	28
3901	\$8,500	2/3	\$5.2	1,627	Sep 2020	27
1606	\$3,250	1/2	\$4.2	781	Aug 2020	28
1405	\$4,200	2/2	\$4.1	1,013	Aug 2020	59
1602	\$3,100	1/2	\$4.0	777	Aug 2020	7
2606	\$3,250	1/2	\$4.0	805	Aug 2020	1
1203	\$5,500	2/3	\$4.8	1,137	Aug 2020	39
1201	\$4,750	2/3	\$3.3	1,418	Aug 2020	77
4304	\$5,200	2/3	\$4.0	1,286	Jul 2020	103
5302	\$14,000	3/4	N/A	N/A	Jul 2020	551
2504	\$3,100	1/2	\$3.9	792	Jul 2020	133
2604	\$3,300	1/2	\$4.2	789	Jul 2020	38
1802	\$3,250	1/2	\$4.2	777	Jul 2020	24
4702	\$8,500	2/3	\$5.5	1,554	Jun 2020	187

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH5...	\$5,000,000	3/4	\$2,125.9	2352	Sep 2020	N/A
PH50...	\$3,499,000	3/5	\$1,378.6	2538	Sep 2020	
PH50...	\$3,599,000	3/5	\$1,418.0	2538	Sep 2020	ROBERT FIRE...
LPH4...	\$5,390,000	3/3	N/A	N/A	Sep 2020	N/A
903	\$1,150,000	2/2	\$911.3	1262	Sep 2020	MARIE ANNE...
903	\$4,700/mth	1/2	\$4.2	1126	Sep 2020	MARIE ANNE...
904	\$595,000	1/1	\$862.3	690	Sep 2020	LARA YUMI TS...
1004	\$788,800	1/2	N/A	N/A	Sep 2020	RYAN SHEAR
1101	\$1,300,000	2/3	N/A	N/A	Sep 2020	N/A
1102	\$650,000	1/2	\$836.6	777	Sep 2020	FABIO PERISS...
1102	\$3,780/mth	1/2	\$4.9	777	Sep 2020	FABIO PERISS...
1201	\$1,100,000	2/3	N/A	N/A	Sep 2020	BEATRIZ DE T...
1505	\$4,000/mth	2/2	\$3.8	1054	Sep 2020	TERESA MARI...
1506	\$480,000	1/2	\$594.1	808	Sep 2020	LLC PREMIER...
1506	\$449,000	1/1	\$583.1	770	Sep 2020	LLC PREMIER...
1601	\$927,000	2/3	\$720.3	1287	Sep 2020	RIGHT PROFE...
1602	\$549,000	1/2	\$706.6	777	Sep 2020	
1603	\$5,500/mth	2/3	\$4.8	1137	Sep 2020	N/A
1605	\$749,000	2/2	\$696.1	1076	Sep 2020	
1605	\$4,750	2/2	\$4.4	1076	Aug 2020	

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1701	\$1,275,000	2/3	\$990.7	1287	Sep 2020	N/A
1705	\$4,100/mth	2/2	N/A	N/A	Sep 2020	N/A
1705	\$799,000	2/2	\$732.4	1091	Sep 2020	N/A
1805	\$785,000	2/2	\$713.6	1100	Sep 2020	NANCY PARD...
2003	\$1,166,000	2/3	\$923.9	1262	Sep 2020	
2102	\$850,000	1/2	\$952.9	892	Sep 2020	N/A
2204	\$650,000	1/2	\$819.7	793	Sep 2020	DIEGO CANA...
2204	\$650,000	1/2	\$819.7	793	Sep 2020	DIEGO CANA...
2301	\$1,044,000	2/3	\$811.2	1287	Sep 2020	GABRIEL G BE...
2303	\$2,750,000	3/3	\$1,419.7	1937	Sep 2020	N/A
2305	\$789,000	2/2	\$684.3	1153	Sep 2020	LLC MAX USA...
2306	\$679,000	1/2	\$840.3	808	Sep 2020	N/A
2402	\$702,000	1/2	\$783.5	896	Sep 2020	N/A
2601	\$1,195,000	2/3	\$928.5	1287	Sep 2020	RICARDO MA...
2701	\$1,350,000	2/3	\$1,049.0	1287	Sep 2020	INVERSORA H...
2704	\$730,000	1/2	N/A	N/A	Sep 2020	CARLOS EDU...
2801	\$9,500/mth	2/3	\$5.8	1637	Sep 2020	
2802	\$2,150,000	2/3	\$1,315.8	1634	Sep 2020	ARMANDO G...
2902	\$2,300,000	2/3	\$1,274.9	1804	Sep 2020	LUIS HORACI...
3002	\$2,800,000	2/3	\$1,552.1	1804	Sep 2020	PATRICIA FER...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3003-...	\$3,650,000	3/4	\$1,116.2	3270	Sep 2020	N/A
3004	\$1,150,000	2/3	\$800.3	1437	Sep 2020	N/A
3004	\$1,129,000	2/3	\$785.7	1437	Sep 2020	N/A
3702	\$2,338,000	2/3	\$1,297.4	1802	Sep 2020	ALEXANDRE...
3704	\$5,400/mth	2/3	\$3.9	1382	Sep 2020	MARIO A CAR...
3802	\$1,850,000	2/3	\$1,138.5	1625	Sep 2020	LUCIANA F VI...
3803	\$1,399,000	2/3	\$1,023.4	1367	Sep 2020	
3901	\$2,100,000	2/3	\$1,290.7	1627	Sep 2020	M STEVEN PO...
3903	\$4,995,000	3/4	\$1,658.4	3012	Sep 2020	FABIO MASSA...
4203	\$999,000	2/3	\$851.7	1173	Sep 2020	JORGE APOL...
4204	\$5,100/mth	2/3	\$4.4	1167	Sep 2020	MARIO A CAR...
4303	\$975,000	2/3	\$859.0	1135	Sep 2020	NANCY PARD...
4304	\$1,650,000	2/3	\$1,464.1	1127	Sep 2020	RAMON ALVA...
4401	\$2,300,000	3/4	N/A	N/A	Sep 2020	REFERENCE O...
4402	\$1,910,000	2/3	\$1,229.1	1554	Sep 2020	RAFAEL J MIN...
4502	\$2,080,000	2/3	\$1,338.5	1554	Sep 2020	ALVARO MIN...
4601	\$11,000/mth	2/3	\$6.1	1797	Sep 2020	N/A
4702	\$2,085,000	2/3	\$1,341.7	1554	Sep 2020	RODOLFO SA...
5302	\$4,850,000	3/4	\$1,911.0	2538	Sep 2020	Cristina Kriete