

Market Report

February, 2021



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

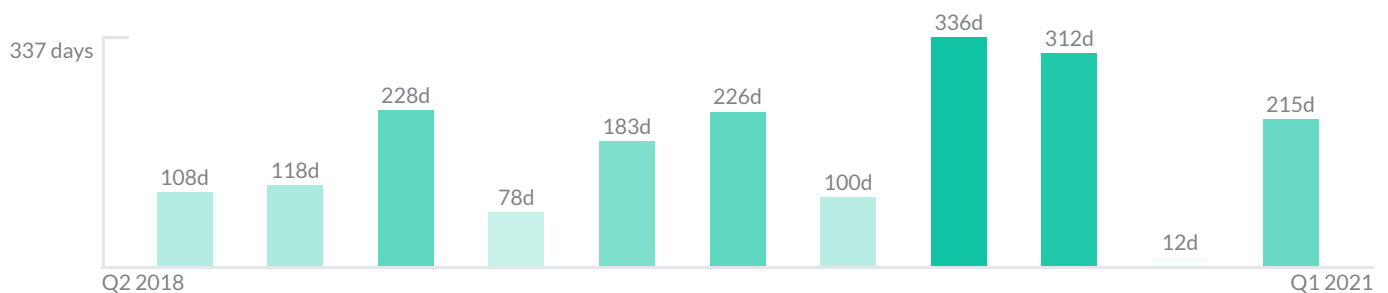
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

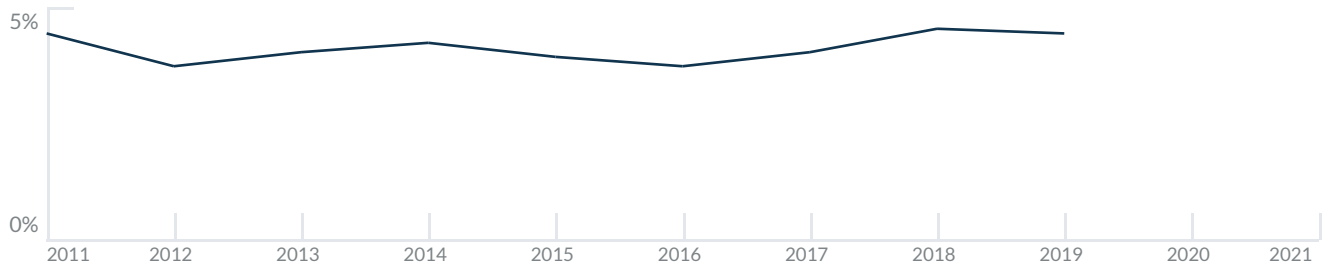


Mortgage Rates

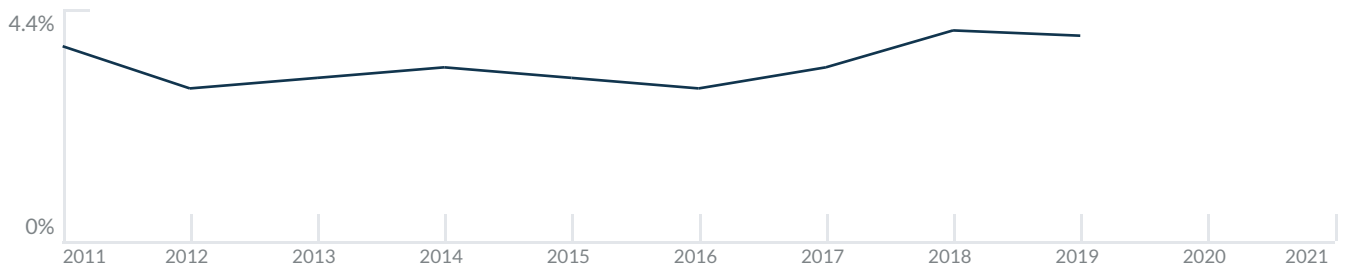
PER YEAR

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©

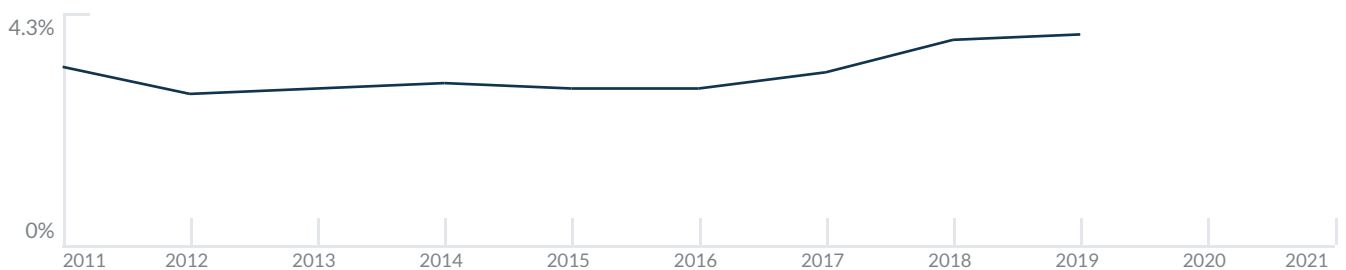
30 YEARS FIXED 4.4%



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

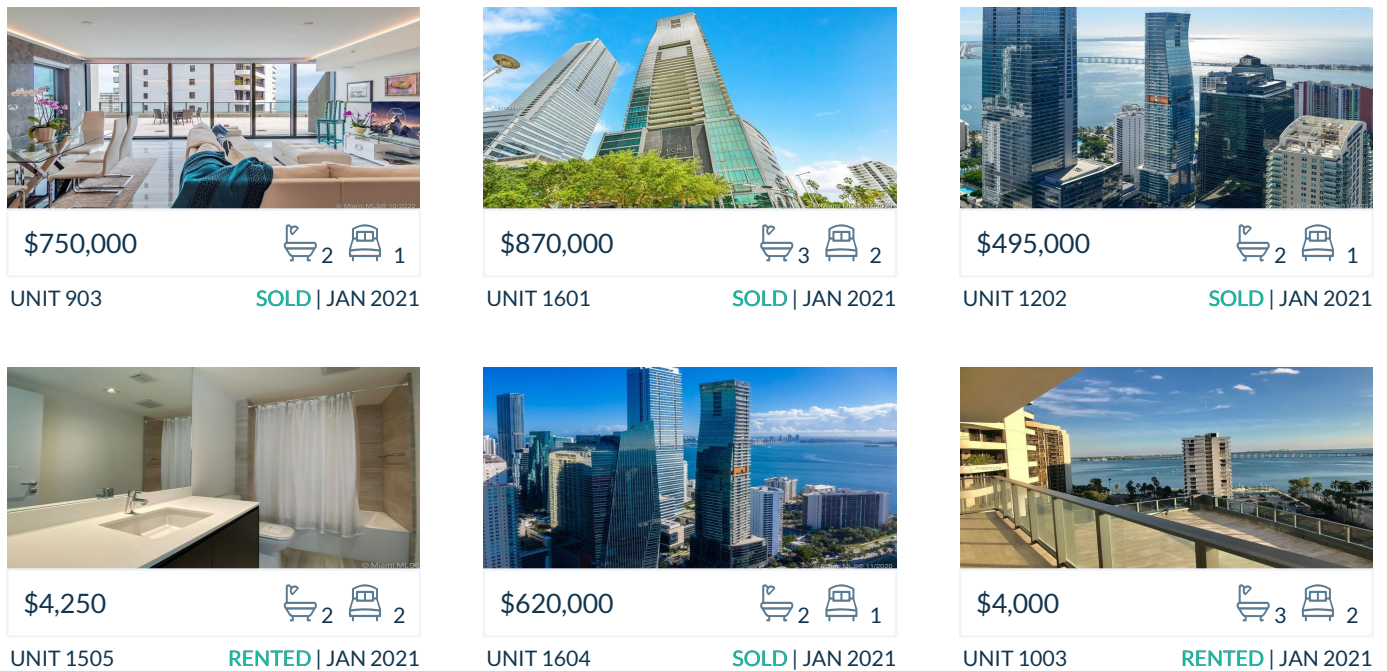
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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



Sold

LAST 20 PROPERTIES SOLD IN ECHO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
903	\$750,000	1/2	\$594.3	1,262	Jan 2021	58
1601	\$870,000	2/3	\$676.0	1,287	Jan 2021	737
1202	\$495,000	1/2	\$637.1	777	Jan 2021	28
1604	\$620,000	1/2	\$811.5	764	Jan 2021	37
2505	\$695,000	2/2	\$605.4	1,148	Nov 2020	12
1605	\$4,750	2/2	\$4.4	1,076	Sep 2020	38
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

Rented

LAST 20 PROPERTIES RENTED IN ECHO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1505	\$4,250	2/2	\$4.0	1,054	Jan 2021	10
1003	\$4,000	2/3	\$3.5	1,137	Jan 2021	3
4204	\$4,680	2/3	\$4.0	1,167	Dec 2020	125
2706	\$3,500	1/2	\$4.4	792	Dec 2020	41
1203	\$5,800	2/3	\$5.1	1,137	Dec 2020	30
3102	\$8,350	2/3	\$5.1	1,634	Dec 2020	15
1705	\$4,100	2/2	\$3.8	1,091	Dec 2020	203
1603	\$5,500	2/3	\$4.8	1,137	Nov 2020	12
4001	\$8,500	2/3	\$5.2	1,627	Nov 2020	51
2602	\$3,700	1/2	\$4.8	777	Nov 2020	21
3704	\$5,400	2/3	\$3.9	1,382	Oct 2020	59
1906	\$3,500	1/2	\$4.4	802	Oct 2020	218
3003-...	\$9,000	3/4	\$3.6	2,466	Oct 2020	165
1501	\$5,000	2/3	\$3.9	1,287	Oct 2020	152
4602	\$9,000	2/3	\$6.3	1,421	Sep 2020	20
2005	\$3,690	2/2	\$3.2	1,137	Sep 2020	29
1406	\$3,200	1/1	\$4.2	755	Sep 2020	29
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH50...	\$3,499,000	3/5	\$1,378.6	2538	Dec 2020	
LPH4...	\$5,390,000	3/3	N/A	N/A	Nov 2020	N/A
PH 52...	\$3,900,000	3/4	\$1,858.0	2099	Nov 2020	
904	\$595,000	1/1	\$862.3	690	Jan 2021	LARA YUMI TS...
1101	\$1,300,000	2/3	\$1,010.1	1287	Dec 2020	N/A
1106	\$650,000	1/1	\$891.6	729	Jan 2021	ANDRE FERRE...
1204	\$599,000	1/2	\$815.0	735	Jan 2021	
1402	\$549,000	1/2	\$706.6	777	Jan 2021	ENRIQUE CO...
1506	\$449,000	1/1	\$583.1	770	Nov 2020	LLC PREMIER...
1602	\$549,000	1/2	\$706.6	777	Dec 2020	
1701	\$1,275,000	2/3	\$990.7	1287	Nov 2020	N/A
1705	\$990,000	2/2	\$907.4	1091	Jan 2021	N/A
2003	\$1,166,000	2/3	\$923.9	1262	Nov 2020	
2004	\$625,000	1/2	\$793.1	788	Jan 2021	N/A
2102	\$850,000	1/2	\$952.9	892	Jan 2021	N/A
2204	\$650,000	1/2	\$819.7	793	Nov 2020	DIEGO CANA...
2303	\$2,750,000	3/3	\$1,419.7	1937	Dec 2020	N/A
2305	\$789,000	2/2	\$684.3	1153	Nov 2020	LLC MAX USA...
2306	\$679,000	1/2	\$840.3	808	Nov 2020	N/A
2402	\$685,000	1/2	\$881.6	777	Dec 2020	ANDRE ORDINE

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2502	\$650,000	1/2	\$836.6	777	Dec 2020	
2601	\$1,195,000	2/3	\$928.5	1287	Nov 2020	RICARDO MA...
2701	\$1,350,000	2/3	\$1,049.0	1287	Jan 2021	INVERSORA H...
2704	\$730,000	1/2	N/A	N/A	Nov 2020	CARLOS EDU...
2706	\$899,000	1/2	\$1,135.1	792	Nov 2020	
2802	\$1,960,000	2/3	\$1,199.5	1634	Dec 2020	ARMANDO G...
3002	\$2,800,000	2/3	\$1,552.1	1804	Nov 2020	PATRICIA FER...
3003-...	\$3,650,000	3/4	\$1,480.1	2466	Nov 2020	N/A
3101	\$9,000/mth	2/3	\$5.5	1637	Jan 2021	MIRTA HAYD...
3702	\$2,338,000	2/3	\$1,438.8	1625	Nov 2020	ALEXANDRE...
3901	\$2,100,000	2/3	\$1,290.7	1627	Jan 2021	M STEVEN PO...
3903...	\$3,900,000	3/4	\$1,294.8	3012	Jan 2021	FABIO MASSA...
4402	\$1,825,000	2/3	N/A	N/A	Jan 2021	RAFAEL J MIN...
4502	\$2,080,000	2/3	\$1,338.5	1554	Nov 2020	ALVARO MIN...
4702	\$2,085,000	2/3	\$1,341.7	1554	Nov 2020	RODOLFO SA...