

Market Report

March, 2019



Millecento Brickell

1100 S Miami Ave
Miami, FL 33130

Every month we compile this comprehensive market report focus on Millecento 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 millecentobrickellcondosforsale.com.

Property Stats

POSTAL CODE 33130

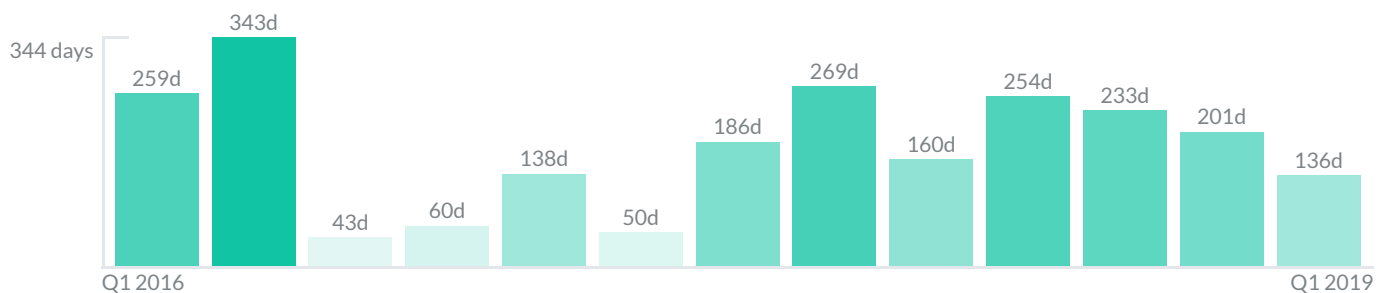
The property stats graph represents the median price evolution since ten years in your postal code area.



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

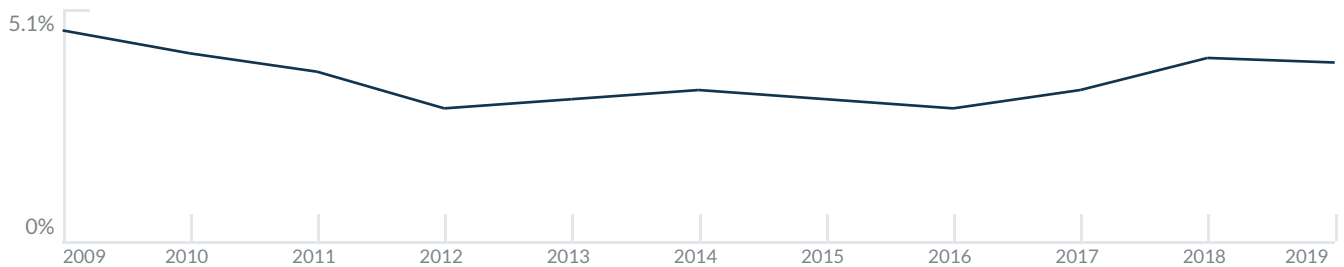
PER YEAR

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
Alpha Charter Of Excellence
1/10

MIDDLE SCHOOL
Young Womens Preparatory Academy
10/10

HIGH SCHOOL
New World School Of The Arts
10/10

Insights

IN MILLECENTO BRICKELL



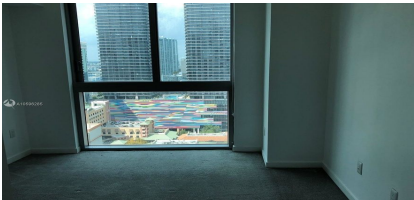



Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$2,300 UNIT 1702 RENTED JAN 2019</p> <p>1 Bath 1 Bed</p>	 <p>\$399,900 UNIT 4207 SOLD JUL 2018</p> <p>2 Bath 2 Bed</p>	 <p>\$430,000 UNIT 2410 SOLD JAN 2019</p> <p>2 Bath 2 Bed</p>
 <p>\$245,000 UNIT 2706 SOLD DEC 2018</p> <p>1 Bath 0 Bed</p>	 <p>\$2,500 UNIT 3403 RENTED JAN 2019</p> <p>1 Bath 1 Bed</p>	 <p>\$2,395 UNIT 1707 RENTED OCT 2018</p> <p>2 Bath 2 Bed</p>

Sold

LAST 20 PROPERTIES SOLD IN MILLECENTO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
4207	\$399,900	2/2	\$439.5	910	Mar 2019	200
2410	\$430,000	2/2	\$369.1	1,165	Feb 2019	20
2706	\$245,000	0/1	\$462.3	530	Feb 2019	67
1609	\$315,000	1/1	\$409.6	769	Jan 2019	255
3508	\$355,000	1/1	\$439.4	808	Dec 2018	300
309	\$279,000	1/1	\$362.8	769	Oct 2018	102
3206	\$239,000	0/1	\$442.6	540	Sep 2018	102
702	\$320,000	1/1	\$327.5	977	Sep 2018	733
3906	\$240,000	0/1	\$452.8	530	Aug 2018	11
410	\$375,000	2/2	\$301.2	1,245	Aug 2018	242
3904	\$429,999	2/2	\$466.9	921	Aug 2018	78
4105	\$274,900	0/1	\$509.1	540	Jun 2018	463
2404	\$380,000	2/2	\$408.2	931	May 2018	175
2805	\$235,000	0/1	\$435.2	540	May 2018	39
3706	\$239,900	0/1	\$444.3	540	Apr 2018	338
2501	\$499,900	2/2	\$428.4	1,167	Mar 2018	54
2701	\$535,000	2/2	\$458.4	1,167	Mar 2018	321
2405	\$225,000	0/1	\$416.7	540	Mar 2018	125
4206	\$275,000	0/1	\$509.3	540	Feb 2018	70
1504	\$409,000	2/2	\$439.3	931	Feb 2018	92

Rented

LAST 20 PROPERTIES RENTED IN MILLECENTO BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1702	\$2,300	1/1	N/A	N/A	Mar 2019	14
3403	\$2,500	1/1	\$2.6	977	Feb 2019	17
1707	\$2,395	2/2	\$2.4	996	Feb 2019	130
2804	\$2,450	2/2	\$2.2	1,100	Feb 2019	18
709	\$2,100	1/1	\$2.7	769	Feb 2019	42
3903	\$2,450	1/1	\$2.5	977	Feb 2019	43
1505	\$1,795	0/1	\$3.4	531	Feb 2019	47
4002	\$2,300	1/1	\$2.6	877	Jan 2019	94
3402	\$2,350	1/1	\$2.7	877	Jan 2019	29
1510	\$2,900	2/2	\$2.5	1,167	Dec 2018	151
3708	\$2,150	1/1	\$2.6	812	Dec 2018	53
3506	\$1,850	0/1	\$3.5	530	Dec 2018	45
2107	\$2,500	2/2	\$2.7	910	Dec 2018	24
1002	\$2,600	1/1	\$3.0	877	Dec 2018	18
1504	\$2,700	2/2	\$2.9	921	Dec 2018	28
1609	\$2,000	1/1	\$2.6	769	Dec 2018	2
3902	\$2,350	1/1	\$2.5	942	Nov 2018	60
1611	\$2,700	2/2	\$2.3	1,195	Nov 2018	27
801	\$2,850	2/2	\$2.4	1,167	Nov 2018	72
4205	\$1,800	0/1	\$3.4	531	Nov 2018	27

Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$270,000	0/1	\$500.0	540	Nov 2016	N/A
302	\$343,000	1/1	\$380.7	901	Feb 2019	N/A
310	\$485,000	2/2	\$389.6	1245	Mar 2019	N/A
501	\$445,000	2/2	\$381.3	1167	Jan 2019	N/A
509	\$319,000	1/1	\$332.3	960	Feb 2019	N/A
711	\$2,995/mth	2/2	\$2.5	1195	Mar 2019	N/A
811	\$3,250/mth	2/2	\$2.7	1195	Mar 2019	N/A
1001	\$510,000	2/2	\$437.0	1167	Jan 2019	N/A
1008	\$365,000	1/1	\$425.4	858	Jul 2017	N/A
1106	\$295,000	0/1	\$556.6	530	Dec 2018	N/A
1203	\$349,900	1/1	\$379.1	923	Jan 2018	N/A
1210	\$595,000	2/2	\$477.9	1245	Oct 2018	N/A
1406	\$339,000	0/1	\$627.8	540	Nov 2017	N/A
1511	\$3,200/mth	2/2	\$2.7	1199	Oct 2018	N/A
1602	\$385,000	1/1	\$435.5	884	Nov 2017	N/A
1603	\$2,150/mth	1/1	\$2.3	923	Feb 2019	N/A
1604	\$535,000	2/1	\$580.9	921	Oct 2018	N/A
1606	\$300,000	0/1	\$555.6	540	Feb 2019	N/A
1611	\$459,000	2/2	\$384.1	1195	Nov 2018	N/A
1701	\$3,000/mth	2/2	\$2.6	1167	Mar 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1704	\$450,000	2/2	\$488.6	921	Nov 2018	N/A
1709	\$318,000	1/1	\$393.6	808	Dec 2018	N/A
1711	\$550,000	2/2	\$460.3	1195	Dec 2018	N/A
1711	\$3,200/mth	2/2	\$2.7	1195	Dec 2018	N/A
1805	\$280,000	0/1	N/A	N/A	Feb 2019	N/A
1805	\$1,800/mth	0/1	N/A	N/A	Feb 2019	N/A
1902	\$380,000	1/1	\$420.8	903	Oct 2018	N/A
1903	\$368,000	1/1	\$398.7	923	Feb 2018	MOISES MIZR...
1905	\$297,000	1/1	\$559.3	531	Dec 2018	N/A
1910	\$499,000	2/2	\$400.8	1245	Jun 2015	N/A
2006	\$1,700/mth	0/1	\$3.1	540	Feb 2019	N/A
2008	\$348,000	1/1	\$428.6	812	Jan 2019	N/A
2008	\$2,150/mth	1/1	\$2.6	812	Mar 2019	N/A
2109	\$2,350/mth	1/1	\$3.1	769	Jan 2019	N/A
2211	\$2,800/mth	2/2	\$2.3	1195	Feb 2019	N/A
2308	\$438,800	1/1	\$511.4	858	Nov 2015	N/A
2408	\$329,900	1/1	\$384.5	858	Apr 2015	N/A
2502	\$379,900	1/1	\$442.8	858	Apr 2015	N/A
2506	\$1,775/mth	0/1	\$2.6	685	Feb 2019	N/A
2507	\$405,000	2/2	\$435.0	931	May 2018	N/A

Currently Listed

ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2507	\$2,700/mth	2/2	\$2.9	931	Jan 2019	N/A
2601	\$799,000	2/2	\$684.7	1167	Feb 2018	FABIO ACERBI
2603	\$349,900	1/2	\$358.1	977	Apr 2015	N/A
2704	\$455,000	2/2	N/A	N/A	Oct 2018	N/A
2706	\$1,850/mth	0/1	\$3.5	530	Feb 2019	N/A
2801	\$3,400/mth	2/2	\$2.9	1167	Jan 2019	N/A
2801	\$600,000	2/2	\$481.9	1245	Jan 2019	N/A
2803	\$450,000	1/2	\$460.6	977	Apr 2015	N/A
2807	\$399,900	2/2	\$439.5	910	Aug 2018	N/A
2910	\$2,900/mth	2/2	\$2.5	1167	Mar 2019	N/A
3001	\$550,000	2/2	\$471.3	1167	Sep 2018	N/A
3002	\$429,000	1/1	\$455.4	942	Apr 2015	N/A
3101	\$545,000	2/2	\$437.8	1245	Aug 2018	N/A
3102	\$419,900	1/1	\$445.8	942	Jan 2019	N/A
3104	\$435,000	2/2	\$472.3	921	Dec 2018	N/A
3110	\$545,000	2/2	\$467.0	1167	Sep 2017	N/A
3211	\$3,100/mth	2/2	\$2.1	1462	Feb 2019	N/A
3301	\$510,000	2/2	\$437.0	1167	Jul 2018	N/A
3304	\$475,000	2/2	\$510.2	931	May 2017	N/A
3307	\$420,000	2/2	\$461.5	910	Oct 2018	N/A

Currently Listed

ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3401	\$565,000	2/2	\$484.1	1167	Jun 2017	MARIANA ELI...
3402	\$459,000	1/1	\$519.2	884	Aug 2016	N/A
3410	\$525,000	2/2	\$449.9	1167	Nov 2017	N/A
3411	\$599,900	2/2	\$472.4	1270	Jun 2017	N/A
3609	\$395,000	1/1	\$488.9	808	Mar 2017	N/A
3610	\$575,000	2/2	\$461.8	1245	May 2016	N/A
3702	\$490,000	1/1	\$419.9	1167	Jul 2016	RAFAEL TOH...
3703	\$350,000	1/1	\$379.2	923	May 2018	N/A
3705	\$1,750/mth	0/1	\$3.3	531	Mar 2019	N/A
3707	\$480,000	2/2	\$505.3	950	Oct 2018	N/A
3707	\$2,650/mth	2/2	\$2.8	950	Feb 2019	N/A
3710	\$495,000	2/2	\$397.6	1245	Jun 2018	YUN JUNG CH...
3804	\$450,000	2/2	\$488.6	921	Dec 2018	N/A
3805	\$314,000	0/1	\$581.5	540	Oct 2018	N/A
3807	\$430,000	2/2	\$452.6	950	Sep 2016	N/A
3808	\$429,000	1/1	\$530.9	808	Aug 2016	N/A
3908	\$379,900	1/1	\$442.8	858	Oct 2018	N/A
3910	\$449,000	2/2	\$385.4	1165	Feb 2019	N/A
4101	\$3,000/mth	2/2	\$2.6	1167	Mar 2019	N/A
4109	\$334,900	1/1	\$390.3	858	Aug 2017	N/A

Currently Listed

ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4203	\$540,000	1/1	\$585.0	923	Sep 2018	N/A
4204	\$2,900/mth	2/2	\$3.1	921	Feb 2019	N/A
4210	\$3,900/mth	2/2	\$3.3	1165	Sep 2018	N/A
4210	\$595,000	2/2	\$477.9	1245	Oct 2018	N/A