



## Icon Brickell

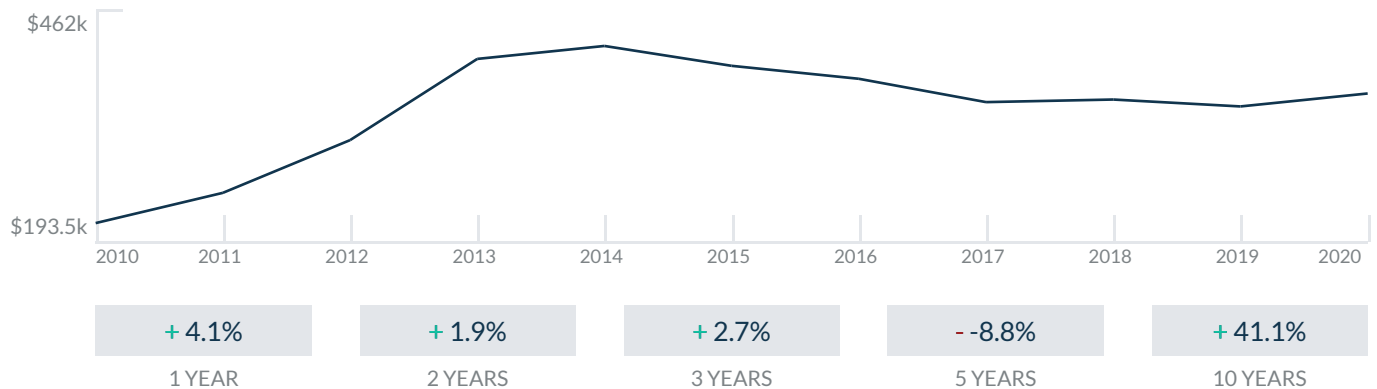
485 Brickell Ave  
Miami, FL 33131

Every month we compile this comprehensive market report focus on Icon 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 [iconbrickellviceroy.com](http://iconbrickellviceroy.com).

## Property Stats

POSTAL CODE 33131

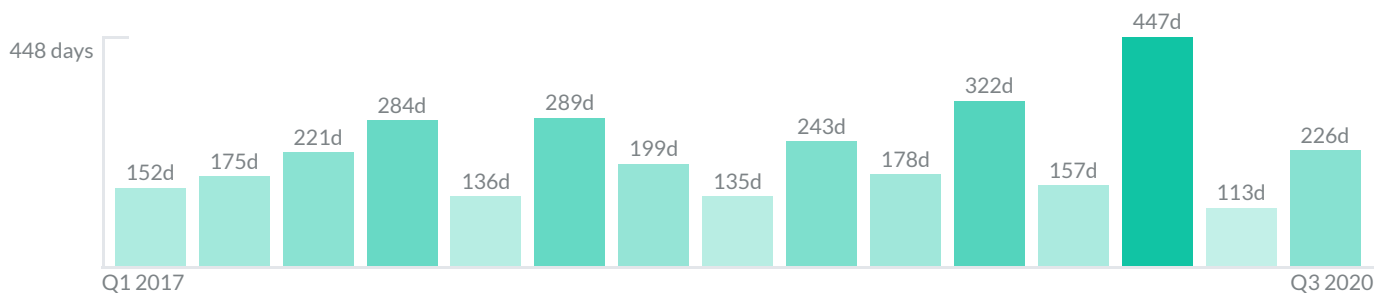
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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 Asplen Engenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

# Insights

IN ICON BRICKELL

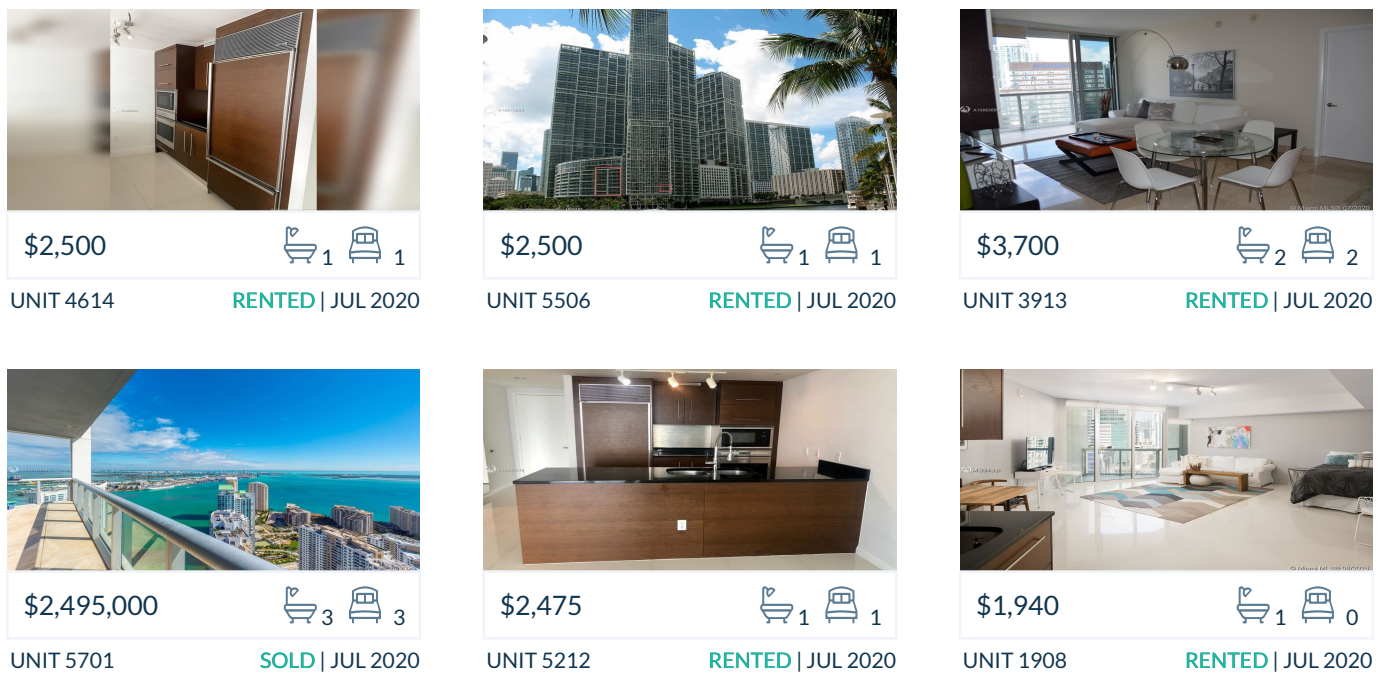
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN ICON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5701	\$2,495,000	3/3	\$983.1	2,538	Jul 2020	134
4205	\$530,000	2/2	\$453.0	1,170	Jul 2020	318
2501	\$1,150,000	3/3	\$630.1	1,825	Jun 2020	321
3903	\$700,000	2/2	\$533.1	1,313	May 2020	70
4714	\$375,000	1/1	\$469.9	798	Apr 2020	34
3905	\$720,000	2/2	\$548.4	1,313	Apr 2020	28
B-817	\$429,000	1/1	\$486.4	882	Mar 2020	266
3005	\$599,000	2/2	\$456.2	1,313	Mar 2020	1256
418	\$635,000	2/2	\$479.2	1,325	Feb 2020	61
3705	\$649,000	2/2	\$494.3	1,313	Jan 2020	206
2204	\$389,000	1/1	\$651.6	597	Dec 2019	175
2711	\$355,000	1/1	\$435.0	816	Dec 2019	136
2103	\$619,000	2/2	\$411.8	1,503	Dec 2019	136
2408	\$262,000	0/1	\$438.1	598	Nov 2019	1317
1610	\$245,000	0/1	\$448.7	546	Nov 2019	82
3214	\$349,000	1/1	\$368.5	947	Nov 2019	84
4302	\$599,000	2/2	\$472.0	1,269	Nov 2019	15
2113	\$525,000	2/2	\$518.8	1,012	Nov 2019	68
4310	\$315,000	0/1	\$576.9	546	Nov 2019	38
5504	\$320,000	1/1	\$536.0	597	Nov 2019	40

## Rented

LAST 20 PROPERTIES RENTED IN ICON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
4614	\$2,500	1/1	\$3.1	798	Jul 2020	6
5506	\$2,500	1/1	\$2.7	940	Jul 2020	32
3913	\$3,700	2/2	\$3.7	1,012	Jul 2020	20
5212	\$2,475	1/1	N/A	N/A	Jul 2020	4
2415	\$3,450	2/2	\$2.6	1,314	Jul 2020	98
1908	\$1,940	0/1	\$3.2	598	Jul 2020	11
B 717	\$2,700	1/1	\$3.1	882	Jul 2020	24
2110	\$2,000	0/1	\$3.7	546	Jul 2020	138
3205	\$4,000	2/2	\$2.7	1,503	Jul 2020	14
3604	\$2,250	1/1	\$3.8	597	Jul 2020	51
4706	\$2,500	1/1	\$2.7	940	Jul 2020	25
2301	\$7,400	3/3	\$4.1	1,825	Jul 2020	138
3405	\$4,500	2/2	\$3.0	1,503	Jul 2020	102
708	\$1,900	0/1	\$3.2	598	Jul 2020	16
4908	\$1,950	0/1	N/A	N/A	Jul 2020	15
2702	\$3,800	2/2	\$3.0	1,269	Jun 2020	70
4503	\$4,200	2/2	\$3.1	1,350	Jun 2020	43
4610	\$2,100	0/1	\$3.8	546	Jun 2020	73
2104	\$2,350	1/1	\$3.9	597	Jun 2020	23
4404	\$2,200	1/1	\$3.7	597	Jun 2020	71

## Currently Listed

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ACTIVE LISTINGS 1/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH57...	\$2,999/mth	1/1	\$5.0	597	Feb 2020	N/A
PH57...	\$449,000	1/1	\$752.1	597	Jun 2020	N/A
x02	\$599,000	2/2	\$472.0	1269	Jul 2020	N/A
LPH 5...	\$440,000	1/1	\$737.0	597	Jul 2020	SEBASTIAN H...
B516	\$2,700/mth	1/1	\$2.9	922	Jul 2020	PAT DAVY
401	\$1,175,000	3/3	\$594.3	1977	Jul 2020	ALAIN PONCE...
408	\$2,000/mth	0/1	\$3.3	598	Jul 2020	FACUNDO M...
416	\$395,000	1/1	\$457.2	864	Jun 2020	LUCAS CABRE...
501	\$1,185,000	3/3	\$599.4	1977	Feb 2020	MARIA LOUR...
504	\$2,300/mth	1/1	\$3.9	597	Jul 2020	Ana Maria, Ms...
510	\$2,300/mth	0/1	\$4.2	546	Jul 2020	JOSE RAMON...
604	\$2,300/mth	1/1	\$3.9	597	Jul 2020	KRISTEN SINI...
614	\$369,000	1/1	\$462.4	798	Feb 2020	
614	\$365,000	1/1	\$457.4	798	Jul 2020	
704	\$339,000	1/1	\$567.8	597	Jul 2020	SERGEY KOC...
904	\$2,400/mth	1/1	\$4.0	597	Jul 2020	N/A
1001	\$6,500/mth	3/3	\$3.2	2044	Jul 2020	N/A
1002	\$745,000	2/2	\$587.1	1269	Feb 2020	FABIO ACERO...
1004	\$312,000	1/1	\$522.6	597	Feb 2020	BORIS DAVID...
1014	\$2,500/mth	1/1	\$3.1	798	Jul 2020	ANIBAL E LOZ...

## Currently Listed

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ACTIVE LISTINGS 2/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1101	\$1,380,000	3/3	\$698.0	1977	Jul 2020	AVADIS AVADIS
1110	\$320,000	0/1	\$586.1	546	Jun 2020	CARLOS R BO...
1114	\$410,000	1/1	\$513.8	798	Jul 2020	N/A
1210	\$1,900/mth	0/1	\$3.5	546	Jul 2020	ROMAN ROZ...
1406	\$2,700/mth	1/1	\$3.3	816	Jul 2020	N/A
1408	\$1,980/mth	0/1	\$3.3	598	Jul 2020	MAX LEI
1502	\$815,000	2/2	\$642.2	1269	Jul 2020	N/A
1601	\$1,350,000	3/3	\$739.7	1825	Jul 2020	
1602	\$735,000	2/2	\$579.2	1269	Jul 2020	SERGIO ADA...
1602	\$3,550/mth	2/2	\$2.8	1269	Jul 2020	SERGIO ADA...
1607	\$599,900	2/2	\$465.0	1290	Feb 2020	N/A
1607	\$589,000	2/2	\$456.6	1290	Jul 2020	N/A
1608	\$1,950/mth	0/1	\$3.3	598	Jul 2020	Gaston Schnei...
1609	\$580,000	2/2	\$497.0	1167	Jul 2020	AVADIS AVADIS
1614	\$2,450/mth	1/1	\$3.1	798	Jul 2020	ROSA PATRIC...
1705	\$3,900/mth	2/2	\$3.0	1313	Jul 2020	N/A
1707	\$598,000	2/2	\$463.6	1290	Jun 2020	MARIA E SHO...
1713	\$509,000	2/2	\$503.0	1012	Jul 2020	MASSIMILIAN...
1805	\$4,300/mth	2/2	\$3.3	1313	Jul 2020	CATHERINE H...
1806	\$2,575	1/1	\$3.2	816	Jun 2020	

## Currently Listed

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ACTIVE LISTINGS 3/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1807	\$685,000	2/2	\$468.9	1461	Jul 2020	N/A
1907	\$599,000	2/2	\$410.0	1461	Jul 2020	JASJIT KATAR...
1909	\$549,000	2/2	\$470.4	1167	Jun 2020	
1912	\$2,700/mth	1/1	\$3.4	798	Jul 2020	JUANA ARZO...
1912	\$420,000	1/1	\$526.3	798	Jul 2020	JUANA ARZO...
1913	\$4,200/mth	2/2	\$4.2	1012	Jul 2020	JOSE A SANT...
2012	\$2,900/mth	1/1	\$3.6	798	Mar 2020	N/A
2109	\$629,900	2/2	\$539.8	1167	Jul 2020	SURELY MOLLI...
2210	\$2,050/mth	0/1	\$3.8	546	Jul 2020	N/A
2213	\$585,000	2/2	\$578.1	1012	Jun 2020	SERGIO ADA...
2302	\$719,998	2/2	\$567.4	1269	Jul 2020	CHRISTOPHE...
2308	\$1,975/mth	0/1	\$3.3	598	Jul 2020	N/A
2310	\$320,000	0/1	\$586.1	546	Jul 2020	AGOSTINA CA...
2313	\$495,000	2/2	\$489.1	1012	Jul 2020	JOAO CESAR...
2315	\$549,000	2/2	\$470.0	1168	Jun 2020	ORLANDO RO...
2315	\$4,000/mth	2/2	\$3.4	1168	Jul 2020	ORLANDO RO...
2412	\$389,000	1/1	\$487.5	798	Jun 2020	
2413	\$3,600/mth	2/2	\$3.6	1012	Jun 2020	EMANUELE R...
2413	\$539,900	2/2	\$533.5	1012	Jul 2020	EMANUELE R...
2508	\$279,000	0/1	\$466.6	598	Jul 2020	SILVIA GIMEN...



## Currently Listed

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ACTIVE LISTINGS 4/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2508	\$1,990/mth	0/1	\$3.3	598	Jul 2020	SILVIA GIMEN...
2511	\$2,450/mth	1/1	\$3.0	816	Jul 2020	RICCARDO B...
2512	\$2,600/mth	1/1	\$3.3	798	Jul 2020	BASAK NACIY...
2513	\$3,400/mth	2/2	\$3.4	1012	Jul 2020	CRISTIAN ESQ...
2513	\$530,000	2/2	\$523.7	1012	Jul 2020	CRISTIAN ESQ...
2606	\$2,600/mth	1/1	\$3.2	816	Jul 2020	
2613	\$475,000	2/2	\$469.4	1012	Jul 2020	N/A
2704	\$374,900	1/1	\$628.0	597	Jul 2020	ANASTASIA D...
2705	\$3,700/mth	2/2	\$2.8	1313	Jul 2020	MEERA BURM...
2705	\$630,000	2/2	\$479.8	1313	Jul 2020	MEERA BURM...
2714	\$2,500/mth	1/1	\$3.1	798	Jul 2020	SHASTA S MO...
2715	\$545,000	2/2	\$466.6	1168	Jul 2020	WALEED M M...
2805	\$6,200/mth	2/2	\$4.7	1313	Feb 2020	
2805	\$5,500/mth	2/2	\$4.2	1313	Jul 2020	
2806	\$398,900	1/1	\$488.8	816	Jul 2020	
2902	\$3,400/mth	2/2	\$2.4	1433	Jul 2020	PATRICIO DA...
2904	\$349,000	1/1	\$584.6	597	Jul 2020	N/A
2908	\$273,000	0/1	\$456.5	598	Jul 2020	RAYMOND L...
2914	\$2,450/mth	1/1	\$3.1	798	Jul 2020	KUNAL NITIN...
3004	\$2,600/mth	1/1	\$4.4	597	Jul 2020	ANDRES E DO...

## Currently Listed

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ACTIVE LISTINGS 5/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3006	\$2,500/mth	1/1	\$2.7	940	Jul 2020	PAT DAVY
3009	\$3,200/mth	2/2	\$2.7	1167	Jul 2020	JESSICA CAR...
3108	\$305,000	0/1	\$510.0	598	Jul 2020	
3108	\$2,000/mth	0/1	\$3.3	598	Feb 2020	
3213	\$545,000	2/2	\$538.5	1012	Jul 2020	JOULIAN TELI...
3303	\$4,400/mth	2/2	\$2.9	1503	Feb 2020	N/A
3303	\$699,999	2/2	N/A	N/A	Jul 2020	N/A
3401	\$1,599,000	3/3	\$876.2	1825	Jul 2020	N/A
3404	\$399,000	1/1	\$668.3	597	Jun 2020	N/A
3405	\$830,000	2/2	N/A	N/A	Jul 2020	DIEGO H PIST...
3406	\$2,450/mth	1/1	\$3.0	816	Jul 2020	JAIME PALACI...
3408	\$320,000	0/1	\$535.1	598	Jul 2020	MONICA ELIZ...
3414	\$2,500/mth	1/1	\$3.1	798	Jul 2020	N/A
3415	\$619,900	2/2	\$530.7	1168	Feb 2020	PABLO GERA...
3415	\$598,000	2/2	\$512.0	1168	Jul 2020	PABLO GERA...
3501	\$6,500/mth	3/3	\$3.2	2044	Jul 2020	VLADIMIR MI...
3504	\$2,350/mth	1/1	\$3.9	597	Jul 2020	
3507	\$3,750/mth	2/2	\$2.9	1290	Jul 2020	N/A
3512	\$2,400/mth	1/1	\$3.0	798	Jul 2020	KARTHIK KO...
3515	\$659,000	2/2	\$564.2	1168	Jul 2020	GROUP HMJ L...

## Currently Listed

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ACTIVE LISTINGS 6/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3602	\$4,000/mth	2/2	\$3.2	1269	Jul 2020	N/A
3607	\$730,000	2/2	\$565.9	1290	Jul 2020	VITO SARDONE
3610	\$299,000	0/1	\$547.6	546	Jul 2020	JEFF ZADEH S...
3613	\$534,900	2/2	\$528.6	1012	Oct 2018	N/A
3701	\$1,450,000	3/3	\$794.5	1825	Jul 2020	
3702	\$630,000	2/2	\$496.5	1269	Jun 2020	PAULO ROGE...
3707	\$787,500	2/2	\$610.5	1290	Jul 2020	LIDIA C CANI...
3708	\$2,000/mth	0/1	\$3.3	598	Jul 2020	N/A
3711	\$375,000	1/1	\$459.6	816	Jul 2020	N/A
3804	\$335,000	1/1	\$561.1	597	Mar 2020	KAY MCCAUL...
3809	\$595,000	2/2	N/A	N/A	Jul 2020	NADIA CHAM...
3810	\$1,950/mth	0/1	\$3.6	546	Jul 2020	N/A
3901	\$1,599,000	3/3	\$876.2	1825	Jul 2020	
3909	\$625,000	2/2	\$535.6	1167	Jun 2020	N/A
4003	\$3,200/mth	1/1	\$4.1	790	Nov 2019	BLACK TULIP...
4007	\$720,000	2/2	\$558.1	1290	Feb 2020	OSCAR LUIS C...
4007	\$775,000	2/2	\$600.8	1290	Jul 2020	OSCAR LUIS C...
4011	\$375,000	1/1	\$459.6	816	Jul 2020	AINARA REM...
4015	\$650,000	2/2	\$556.5	1168	Jul 2020	N/A
4101	\$1,694,600	3/3	\$829.1	2044	Feb 2020	BARRY HACK...

## Currently Listed

ACTIVE LISTINGS 7/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4114	\$409,900	1/1	\$513.7	798	Jul 2020	IGOR MOSHC...
4215	\$3,700/mth	2/2	\$3.2	1168	Jun 2020	ELIANNE GA...
4304	\$365,000	1/1	\$611.4	597	Jul 2020	GABRIEL E RO...
4314	\$380,000	1/1	\$476.2	798	Jul 2020	ANDRES MUN...
4406	\$395,000	1/1	\$484.1	816	Jul 2020	FLORENCIA S...
4407	\$765,000	2/2	\$593.0	1290	Jul 2020	PIERRE SZEN...
4415	\$599,000	2/2	\$512.8	1168	Jul 2020	N/A
4512	\$2,400/mth	1/1	\$3.0	798	Jul 2020	PAOLA CASTI...
4608	\$310,000	0/1	\$518.4	598	Jun 2020	RONI PUTRA
4612	\$2,500/mth	1/1	\$2.6	947	Jul 2020	MARCELO ZE...
4710	\$2,150/mth	0/1	\$3.9	546	Jul 2020	MARK S GOO...
4710	\$315,000	0/1	\$576.9	546	Jul 2020	MARK S GOO...
4804	\$360,000	1/1	\$603.0	597	Jul 2020	LOSMAN PR...
4804	\$2,250/mth	1/1	\$3.8	597	Jul 2020	LOSMAN PR...
4807	\$849,000	2/2	\$658.1	1290	Jul 2020	GASPARE E C...
4810	\$300,000	0/1	\$549.5	546	Jul 2020	GUSTAVO RA...
4810	\$2,050/mth	0/1	\$3.8	546	Jul 2020	GUSTAVO RA...
4811	\$360,000	1/1	\$441.2	816	Jul 2020	VANESSA DEAS
4812	\$2,800/mth	1/1	\$3.5	798	Mar 2020	N/A
4901	\$1,895,000	3/3	\$1,038.4	1825	Jul 2020	N/A

## Currently Listed

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ACTIVE LISTINGS 8/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4901	\$7,950/mth	3/3	\$4.4	1825	Jul 2020	N/A
4908	\$310,000	0/1	\$518.4	598	Jul 2020	PRISCILLA CL...
4911	\$2,650/mth	1/1	\$3.2	816	Feb 2020	
5004	\$450,000	1/1	\$753.8	597	Jul 2020	N/A
5004	\$2,350/mth	1/1	\$3.9	597	Jul 2020	N/A
5007	\$749,000	2/2	N/A	N/A	Jul 2020	REINALDO T P...
5101	\$1,299,000	3/2	\$635.5	2044	Feb 2020	
5112	\$410,000	1/1	\$513.8	798	Jul 2020	
5201	\$1,275,000	3/3	\$698.6	1825	Jul 2020	N/A
5201	\$5,950/mth	3/3	\$3.3	1825	Jul 2020	N/A
5206	\$391,000	1/1	\$479.2	816	Jul 2020	DANA BAASIR...
5214	\$459,900	1/1	\$576.3	798	Jul 2020	
5214	\$2,509/mth	1/1	\$3.1	798	Feb 2020	
5214	\$2,500/mth	1/1	\$3.1	798	Jul 2020	
5215	\$605,000	2/2	\$518.0	1168	Jul 2020	
5302	\$800,000	2/2	\$630.4	1269	Feb 2020	SHANNON DE...
5304	\$2,375/mth	1/1	\$4.0	597	Jul 2020	DOROTA SZY...
5501	\$1,599,000	3/3	\$876.2	1825	Feb 2020	N/A
5501	\$1,599,000	3/3	\$876.2	1825	Jul 2020	N/A
5505	\$750,000	2/2	\$571.2	1313	Feb 2020	FREDDY ROSS...

## Currently Listed

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ACTIVE LISTINGS 9/9

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5507	\$799,000	1/1	\$713.4	1120	Jul 2020	BIG ADVENT...
5603	\$697,000	2/2	\$530.8	1313	Jun 2020	salvador, Jr. sa...