

Market Report

October, 2021



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 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 iconbrickellviceroy.com.

Property Stats

POSTAL CODE 33131

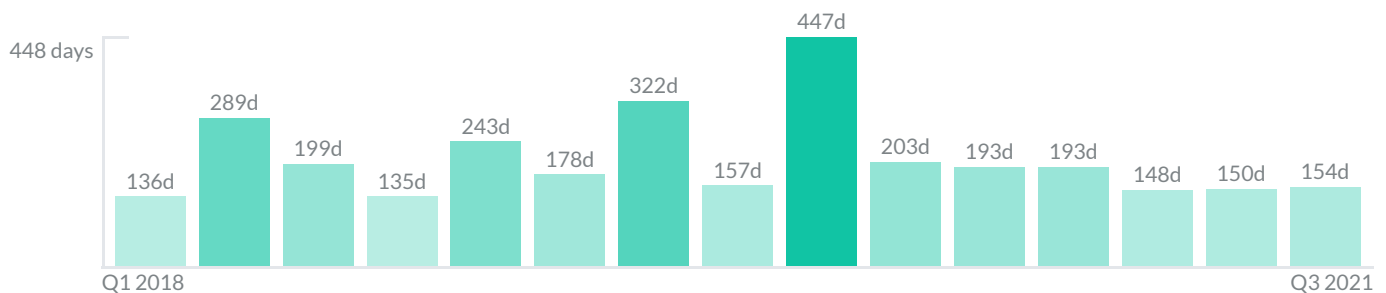
The property stats graph represents the median price evolution since ten years in your postal code area.



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

Insights

IN ICON BRICKELL

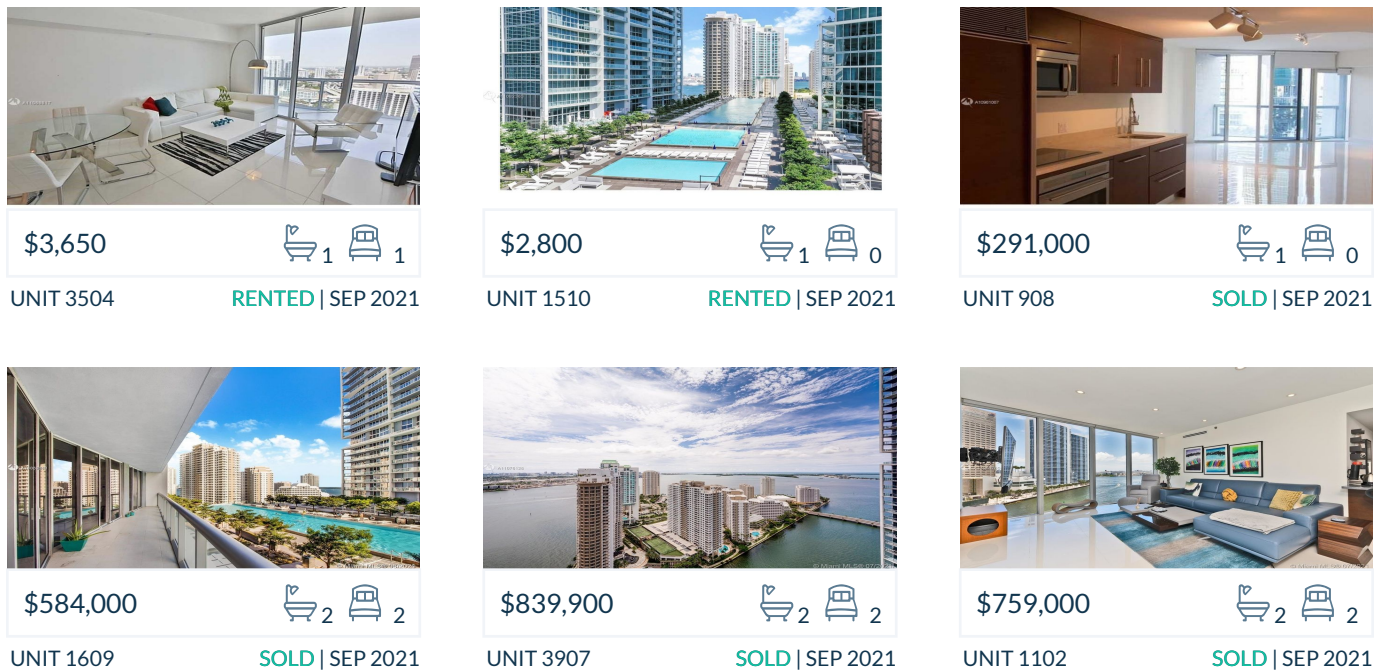
Below the average listing prices of available unit per property type.



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
908	\$291,000	0/1	\$486.6	598	Sep 2021	111
1609	\$584,000	2/2	\$500.4	1,167	Sep 2021	17
1102	\$759,000	2/2	\$598.1	1,269	Sep 2021	17
3907	\$839,900	2/2	\$651.1	1,290	Sep 2021	19
4403	\$840,000	2/2	\$639.8	1,313	Sep 2021	75
2202	\$1,090,000	2/2	\$858.9	1,269	Sep 2021	4
4101	\$1,699,000	3/3	\$931.0	1,825	Sep 2021	17
1811	\$415,000	1/1	\$508.6	816	Sep 2021	3
1001	\$1,375,000	3/3	\$695.5	1,977	Aug 2021	163
2815	\$710,000	2/2	\$607.9	1,168	Aug 2021	45
706	\$390,000	1/1	\$477.9	816	Aug 2021	130
2314	\$424,000	1/1	\$531.3	798	Aug 2021	76
5015	\$670,000	2/2	\$573.6	1,168	Aug 2021	235
3707	\$679,000	2/2	\$526.4	1,290	Aug 2021	14
1602	\$710,000	2/2	\$559.5	1,269	Aug 2021	4
2806	\$409,975	1/1	\$502.4	816	Jul 2021	959
4314	\$369,500	1/1	\$463.0	798	Jul 2021	803
608	\$269,000	0/1	\$449.8	598	Jul 2021	62
2905	\$810,000	2/2	\$616.9	1,313	Jul 2021	16
3603	\$735,000	2/2	\$559.8	1,313	Jul 2021	69

Rented

LAST 20 PROPERTIES RENTED IN ICON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3504	\$3,650	1/1	\$6.1	597	Sep 2021	61
1510	\$2,800	0/1	\$5.1	546	Sep 2021	39
3105	\$5,600	2/2	\$4.3	1,313	Sep 2021	28
2902	\$4,800	2/2	\$3.8	1,269	Sep 2021	13
3913	\$4,500	2/2	\$4.4	1,012	Sep 2021	6
3512	\$3,000	1/1	\$3.8	798	Sep 2021	4
3006	\$3,300	1/1	\$4.0	816	Sep 2021	30
2415	\$5,000	2/2	\$4.3	1,168	Sep 2021	39
5304	\$3,275	1/1	\$5.5	597	Sep 2021	15
1813	\$4,500	2/2	\$4.4	1,012	Sep 2021	32
4107	\$5,400	2/2	\$4.2	1,290	Sep 2021	30
1615	\$4,600	2/2	\$3.9	1,168	Sep 2021	18
2709	\$3,900	2/2	\$3.3	1,167	Aug 2021	1
3112	\$3,200	1/1	\$4.0	798	Aug 2021	9
3211	\$3,300	1/1	\$4.0	816	Aug 2021	5
810	\$2,250	0/1	\$4.1	546	Aug 2021	12
502	\$4,500	2/2	\$3.5	1,269	Aug 2021	7
3309	\$5,300	2/2	\$4.0	1,312	Aug 2021	9
4604	\$2,800	1/1	\$4.7	597	Aug 2021	17
1002	\$4,800	2/2	\$3.8	1,269	Aug 2021	4

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
506	\$3,650/mth	1/1	\$4.5	816	Sep 2021	MIMMO ANT...
610	\$2,300/mth	0/1	\$4.2	546	Sep 2021	BELEN VICTO...
1008	\$2,500/mth	0/1	\$4.2	598	Sep 2021	ANDRES MAR...
1609	\$5,300/mth	2/2	\$4.5	1167	Sep 2021	AVADIS AVADIS
1713	\$599,000	2/2	\$591.9	1012	Sep 2021	MASSIMILIAN...
1912	\$440,999	1/1	\$552.6	798	Sep 2021	JUANA ARZO...
1915	\$680,999	2/2	\$583.0	1168	Sep 2021	JUANA ARZO...
2009	\$650,000	2/2	\$557.0	1167	Sep 2021	RUBEN VALDES
2111	\$3,175/mth	1/1	\$3.9	816	Sep 2021	BENOIT JEAN...
2511	\$3,400/mth	1/1	\$4.2	816	Sep 2021	RICCARDO B...
2702	\$809,000	2/2	\$637.5	1269	Sep 2021	N/A
3012	\$449,900	1/1	\$563.8	798	Sep 2021	JANET ARMIT...
3114	\$485,000	1/1	\$607.8	798	Sep 2021	JAIME D SOTO
3310	\$3,000/mth	0/1	\$5.0	598	Sep 2021	BRICKELL ICO...
3405	\$6,000/mth	2/2	\$4.6	1313	Sep 2021	DIEGO H PIST...
3501	\$1,650,000	3/3	\$904.1	1825	Sep 2021	VLADIMIR MI...
3806	\$410,000	1/1	\$502.5	816	Sep 2021	MILLENIUM T...
4006	\$4,000/mth	1/1	\$4.9	816	Sep 2021	PABLO LEON...
4007	\$795,000	2/2	\$616.3	1290	Sep 2021	OSCAR LUIS C...
4105	\$849,000	2/2	\$725.6	1170	Sep 2021	

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4204	\$369,000	1/1	N/A	N/A	Sep 2021	CLAUDIO VA...
4310	\$3,200/mth	0/1	\$5.0	640	Sep 2021	RALF SCHWA...
4514	\$440,000	1/1	\$551.4	798	Sep 2021	MARWAN EZ...
4515	\$720,000	2/2	\$616.4	1168	Sep 2021	SANTO RUSSO
4608	\$320,000	0/1	\$535.1	598	Sep 2021	RONI PUTRA
4903	\$1,125,000	2/2	\$856.8	1313	Sep 2021	N/A
4914	\$530,000	1/1	\$664.2	798	Sep 2021	CARLOS ALBE...
5114	\$460,000	1/1	\$576.4	798	Sep 2021	JUAN CARLO...
5606	\$450,000	1/1	\$551.5	816	Sep 2021	N/A