

Market Report

May, 2019



Isola Brickell Key

770 Claughton Island Dr
Miami, FL 33131

Every month we compile this comprehensive market report focus on Isola Brickell Key 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 isolabrickellcondosforsale.com.

Property Stats

POSTAL CODE 33131

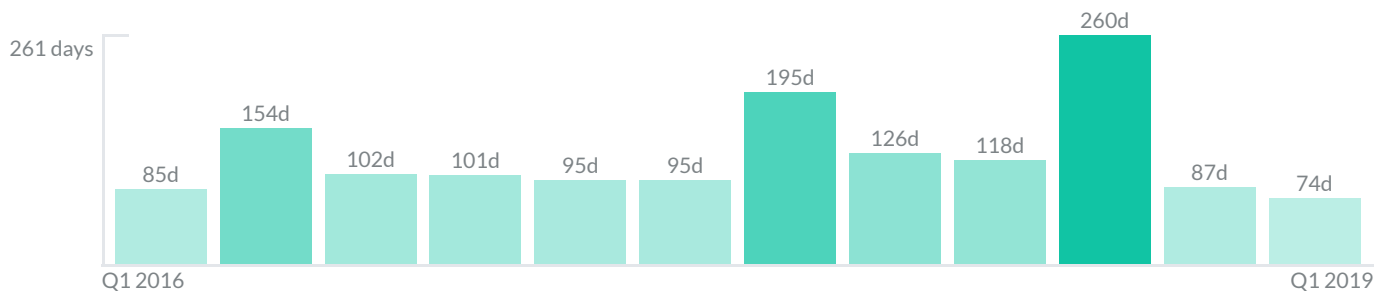
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

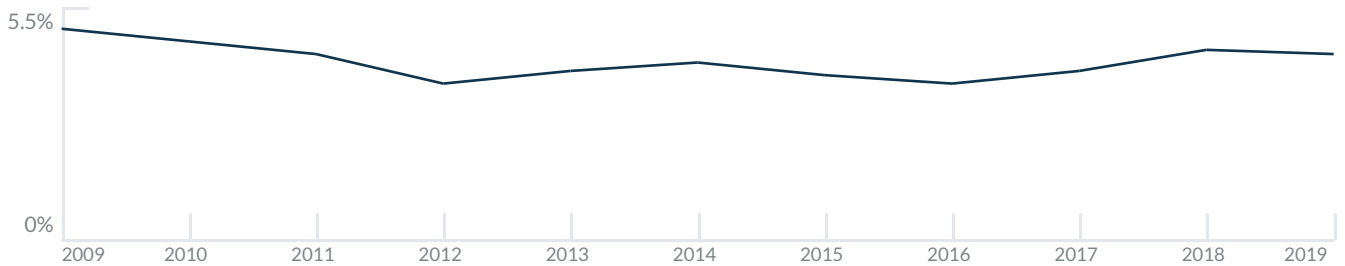


Mortgage Rates

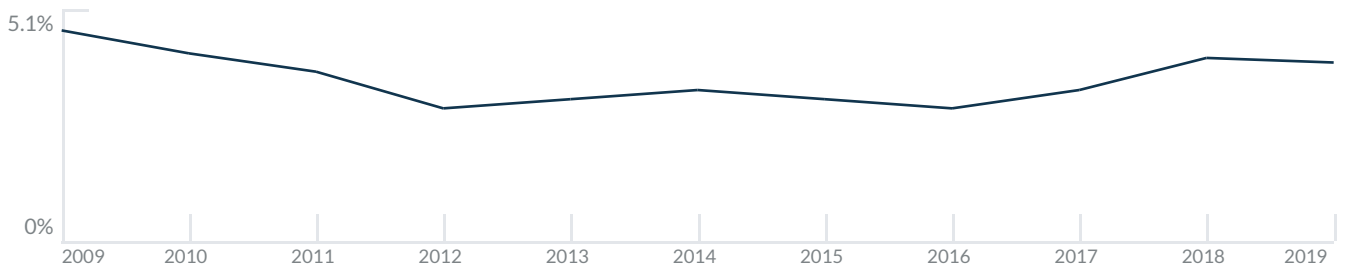
PER YEAR

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©

<p>ELEMENTARY SCHOOL</p> <p>Alpha Charter Of Aspire For</p> <p>1/10</p>	<p>MIDDLE SCHOOL</p> <p>Genio Maria De Hostos Youth Leadership Charter School</p> <p>1/10</p>	<p>HIGH SCHOOL</p> <p>World School Of The Arts</p> <p>10/10</p>
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Insights

IN ISOLA BRICKELL KEY

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

1 BED

\$255,000
AVERAGE PRICE

13 FOR SALE
0 FOR RENT

2 BEDS

\$419,000
AVERAGE PRICE

10 FOR SALE
4 FOR RENT

1.4% to 3.6%

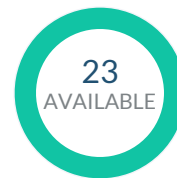
CAP RATE

Yearly net income when rent

4.6%

NEGOTIABILITY

What you can negotiate

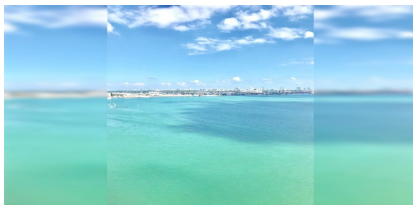


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Isola Brickell Key

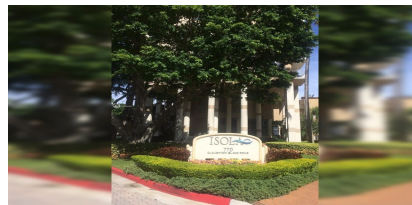


\$375,000



UNIT 1816

SOLD | MAR 2019



\$2,250



UNIT 813

RENTED | MAR 2019



\$2,300



UNIT 1904

RENTED | FEB 2019



\$349,000



UNIT 1404

SOLD | JUN 2014

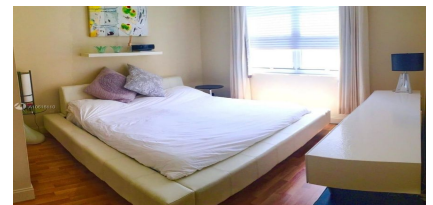


\$1,700



UNIT 2108

RENTED | FEB 2019



\$2,050



UNIT 406

RENTED | FEB 2019

Sold

LAST 20 PROPERTIES SOLD IN ISOLA BRICKELL KEY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2012	\$250,500	1/1	\$367.3	682	Feb 2019	19
1506	\$250,000	1/1	\$370.9	674	Jan 2019	133
1714	\$299,900	2/2	\$304.5	985	Jan 2019	71
1903	\$375,000	2/2	\$387.4	968	Aug 2018	19
1109	\$258,800	1/1	\$352.1	735	Jul 2018	154
513	\$365,000	2/2	\$370.6	985	Apr 2018	260
1515	\$469,000	2/2	\$440.4	1,065	Jan 2018	37
2005	\$259,000	1/1	\$365.8	708	Jan 2018	137
1710	\$285,000	1/1	\$387.8	735	Jan 2018	179
1905	\$269,000	1/1	\$379.9	708	Nov 2017	67
PH-8	\$269,000	1/1	\$400.9	671	Oct 2017	184
1003	\$365,000	2/2	\$377.1	968	Sep 2017	7
N/A	\$289,000	1/1	\$423.8	682	Jul 2017	382
1402	\$444,000	2/2	\$416.9	1,065	Jun 2017	146
PH-15	\$479,000	2/2	\$441.1	1,086	May 2017	24
1811	\$284,900	1/1	\$417.7	682	May 2017	136
1416	\$497,000	2/2	\$466.7	1,065	Apr 2017	165
PH-1	\$440,000	2/2	\$405.2	1,086	Apr 2017	127
1901	\$459,000	2/2	\$431.0	1,065	Apr 2017	57
2110	\$287,000	1/1	\$390.5	735	Apr 2017	13

Rented

LAST 20 PROPERTIES RENTED IN ISOLA BRICKELL KEY

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1904	\$2,300	2/2	N/A	N/A	Apr 2019	31
813	\$2,250	2/2	\$2.3	985	Apr 2019	39
1010	\$2,100	1/1	\$2.9	735	Apr 2019	53
406	\$2,050	2/2	\$2.2	927	Apr 2019	7
2108	\$1,700	1/1	\$2.5	671	Apr 2019	22
2113	\$2,250	2/2	\$2.3	985	Mar 2019	20
2107	\$1,800	1/1	\$2.7	671	Feb 2019	29
2005	\$1,750	1/1	\$2.5	708	Feb 2019	38
903	\$2,350	2/2	\$2.4	968	Jan 2019	38
901	\$1,900	2/2	\$1.8	1,065	Jan 2019	31
N/A	\$2,350	2/2	\$2.4	985	Jan 2019	142
1210	\$1,700	1/1	\$2.3	735	Jan 2019	14
1809	\$1,725	1/1	\$2.3	735	Jan 2019	52
2003	\$2,200	2/2	\$2.3	968	Jan 2019	211
1004	\$2,100	2/2	\$2.2	968	Jan 2019	34
PH-12	\$1,700	1/1	\$2.5	682	Dec 2018	39
508	\$1,750	1/1	\$2.6	671	Dec 2018	48
PH-20	\$2,399	2/2	\$2.5	968	Dec 2018	168
705	\$1,700	1/1	\$2.4	708	Dec 2018	28
2109	\$1,650	1/1	\$2.2	735	Nov 2018	16

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-25	\$299,000	1/1	\$406.8	735	Mar 2018	ALA TABIEI
PH-20	\$440,000	2/2	\$454.5	968	May 2018	N/A
PH-9	\$249,000	1/1	\$338.8	735	Sep 2018	N/A
412	\$235,000	1/1	\$344.6	682	Mar 2019	N/A
614	\$360,000	2/2	\$365.5	985	Feb 2019	N/A
806	\$235,000	1/1	\$348.7	674	Oct 2018	N/A
815	\$560,000	2/2	\$525.8	1065	Mar 2019	N/A
904	\$344,900	2/2	\$356.3	968	Feb 2019	N/A
1004	\$360,000	2/2	\$371.9	968	Nov 2018	N/A
1103	\$409,000	2/2	\$422.5	968	Feb 2018	N/A
1115	\$2,800/mth	2/2	\$2.6	1065	Apr 2019	N/A
1210	\$250,000	1/1	\$340.1	735	Mar 2018	N/A
1402	\$448,000	2/2	\$420.7	1065	Mar 2019	N/A
1407	\$225,000	1/1	\$335.3	671	Apr 2019	N/A
1415	\$2,550/mth	2/2	\$2.4	1065	Apr 2019	N/A
1505	\$250,000	1/1	\$353.1	708	Mar 2019	N/A
1610	\$245,000	1/1	\$333.3	735	Apr 2019	N/A
1707	\$265,000	1/1	\$394.9	671	Dec 2018	N/A
1712	\$255,000	1/1	\$373.9	682	May 2019	N/A
1805	\$255,000	1/1	\$360.2	708	Oct 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1813	\$2,600/mth	2/2	\$2.6	985	Apr 2019	N/A
1813	\$415,000	2/2	\$421.3	985	Apr 2019	N/A
1903	\$2,100/mth	2/2	\$2.2	968	Mar 2019	N/A
1903	\$319,000	2/2	\$329.5	968	May 2019	N/A
1915	\$530,000	2/2	\$497.7	1065	Feb 2018	N/A
2009	\$255,000	1/1	\$346.9	735	Mar 2019	N/A
2106	\$298,000	1/1	\$442.1	674	May 2019	N/A