

Market Report

August, 2024



Icon Brickell

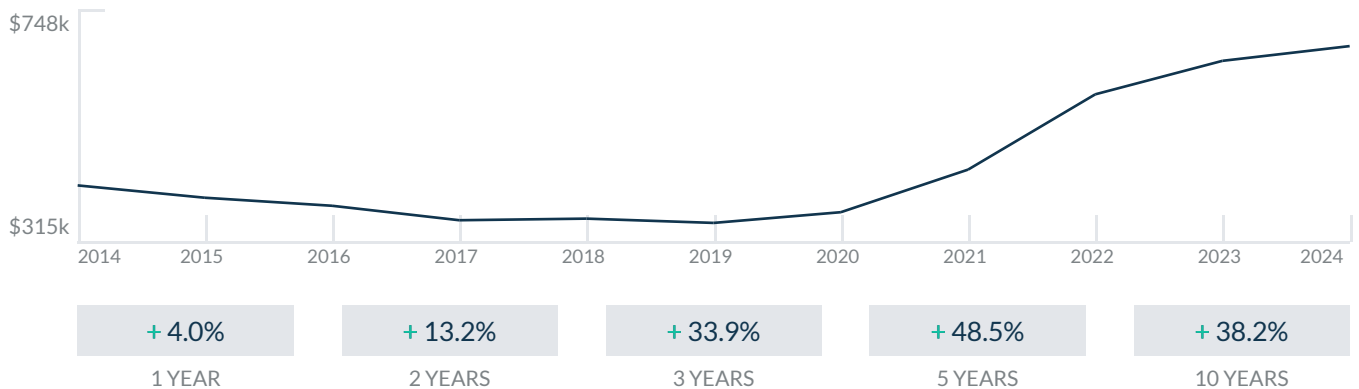
465 Brickell Av
Miami, FL 33131

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 iconbrickellcondosforsale.com.

Property Stats

POSTAL CODE 33131

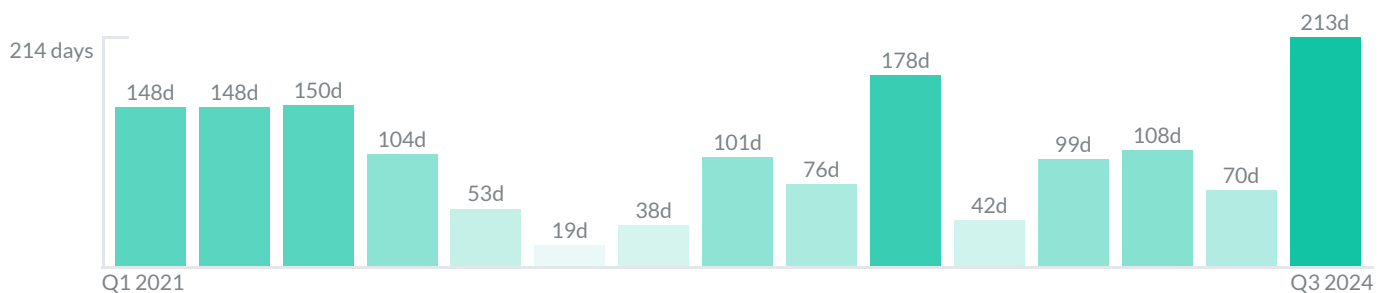
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

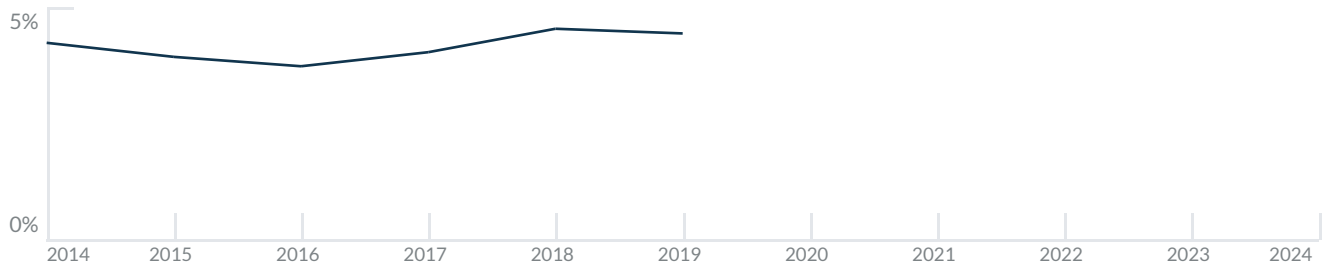


Mortgage Rates

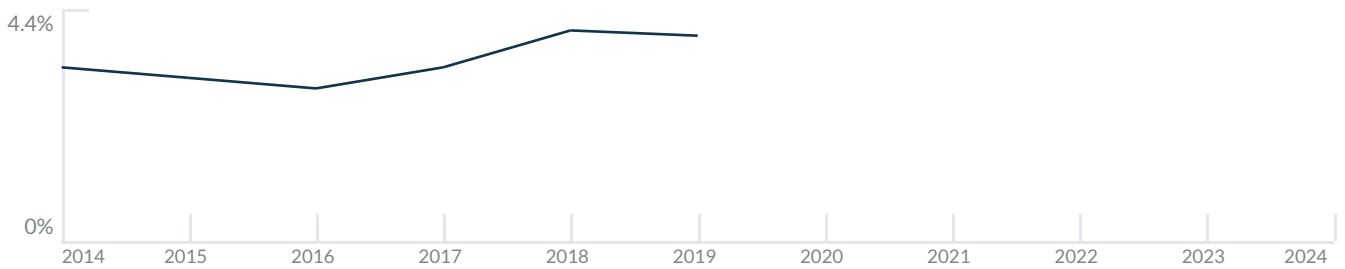
PER YEAR

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©

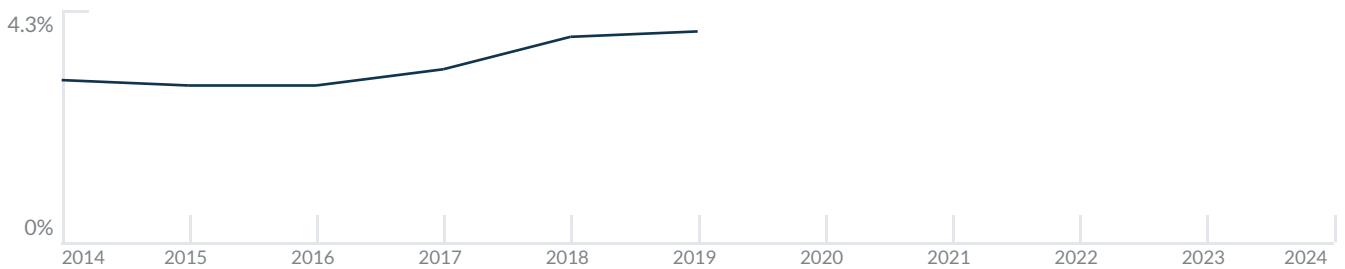
30 YEARS FIXED 4.4%



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

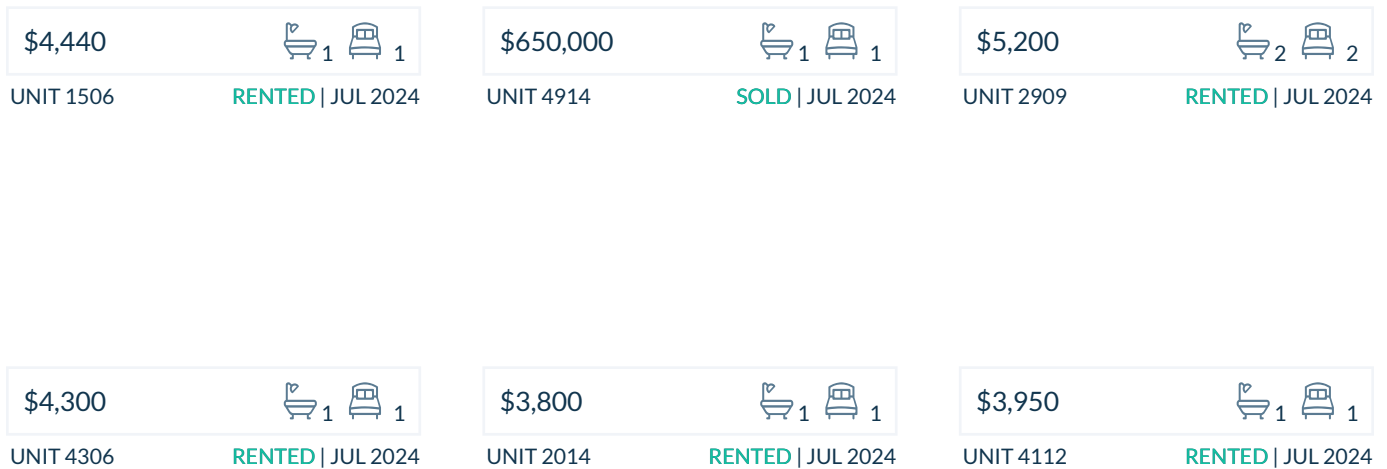
Below the average listing prices of available unit per property type.



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
4914	\$650,000	1/1	\$814.5	798	Jul 2024	130
4613	\$810,000	2/2	\$800.4	1,012	Jul 2024	295
2413	\$815,000	2/2	\$805.3	1,012	Jun 2024	131
3412	\$610,000	1/1	\$764.4	798	Jun 2024	31
906	\$618,000	1/1	\$757.4	816	Jun 2024	68
3903	\$1,490,000	2/2	\$1,134.8	1,313	May 2024	51
3606	\$639,000	1/1	\$679.8	940	Apr 2024	215
3909	\$825,000	2/2	\$706.9	1,167	Apr 2024	19
4503	\$1,249,000	2/2	\$951.3	1,313	Apr 2024	32
3115	\$875,000	2/2	\$749.1	1,168	Apr 2024	10
801	\$1,850,000	3/3	\$935.8	1,977	Mar 2024	14
418	\$1,125,000	2/2	\$849.1	1,325	Mar 2024	70
3501	\$1,780,000	3/3	\$870.8	2,044	Mar 2024	123
3510	\$429,000	0/1	\$785.7	546	Mar 2024	52
4809	\$860,000	2/2	\$736.9	1,167	Mar 2024	203
2308	\$425,000	0/1	\$710.7	598	Mar 2024	80
2211	\$699,000	1/1	\$856.6	816	Mar 2024	3
2906	\$620,000	1/1	\$759.8	816	Feb 2024	273
1014	\$620,000	1/1	\$776.9	798	Feb 2024	154
2603	\$1,249,000	2/2	\$951.3	1,313	Dec 2023	84

Rented

LAST 20 PROPERTIES RENTED IN ICON BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1506	\$4,440	1/1	\$5.4	816	Jul 2024	156
2909	\$5,200	2/2	\$4.5	1,167	Jul 2024	97
4306	\$4,300	1/1	\$5.3	816	Jul 2024	30
2014	\$3,800	1/1	\$4.8	798	Jul 2024	12
1905	\$6,800	2/2	\$5.2	1,313	Jul 2024	65
4112	\$3,950	1/1	\$4.9	798	Jul 2024	46
3613	\$5,500	2/2	\$5.4	1,012	Jul 2024	23
1214	\$3,800	1/1	\$4.8	798	Jul 2024	10
3408	\$3,300	0/1	\$5.5	598	Jul 2024	47
414	\$3,600	1/1	\$4.5	798	Jul 2024	67
5002	\$6,780	2/2	\$5.3	1,269	Jul 2024	48
2704	\$3,450	1/1	\$5.8	597	Jul 2024	61
4711	\$3,900	1/1	\$4.8	816	Jul 2024	22
2406	\$4,000	1/1	\$4.9	816	Jul 2024	28
5306	\$4,000	1/1	\$4.9	816	Jun 2024	29
1710	\$3,100	0/1	\$5.7	546	Jun 2024	65
4702	\$6,100	2/2	\$4.8	1,269	Jun 2024	65
4605	\$6,800	2/2	\$5.2	1,313	Jun 2024	69
5606	\$4,000	1/1	\$4.9	816	Jun 2024	48
2607	\$6,000	2/2	\$4.7	1,290	Jun 2024	7

Currently Listed

ACTIVE LISTINGS 1/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
708	\$2,850/mth	0/1	\$4.8	598	Jul 2024	ROLANDO DA...
710	\$450,000	0/1	\$824.2	546	Jul 2024	JOEL FOMBEL...
712	\$10,500/mth	2/2	\$5.6	1890	May 2024	
808	\$475,000	0/1	\$794.3	598	Apr 2024	N/A
808	\$3,500/mth	0/1	\$5.9	598	Apr 2024	N/A
819	\$1,185,000	2/2	\$894.3	1325	Apr 2024	FRANCOIS J G...
1110	\$445,000	0/1	\$815.0	546	Jul 2024	CARLOS R BO...
1110	\$3,100/mth	0/1	\$5.7	546	Jul 2024	CARLOS R BO...
1210	\$3,000/mth	0/1	\$5.5	546	Jul 2024	ROMAN ROZ...
1502	\$1,488,000	2/2	\$1,172.6	1269	Jul 2024	N/A
1504	\$590,000	1/1	\$988.3	597	Apr 2024	
1505	\$1,300,000	2/2	\$994.6	1307	Jun 2024	FRANCISCO L...
1615	\$5,400/mth	2/2	\$4.6	1168	Jul 2024	N/A
1805	\$6,900/mth	2/2	\$5.3	1313	Jul 2024	CATHERINE H...
2001	\$7,700/mth	3/3	\$4.2	1825	Jul 2024	MICHAEL WIE...
2003	\$1,375,000	2/2	\$1,047.2	1313	Jun 2024	OMAR DIAZ S...
2003	\$5,200/mth	2/2	\$4.0	1313	Jul 2024	OMAR DIAZ S...
2006	\$3,600/mth	1/1	\$4.4	816	Jul 2024	BELLA F DE E...
2107	\$5,800/mth	2/2	\$4.5	1290	Jun 2024	N/A
2108	\$2,900/mth	0/1	\$4.8	598	Jun 2024	N/A

Currently Listed

ACTIVE LISTINGS 2/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2108	\$470,000	0/1	\$786.0	598	May 2024	N/A
2108	\$2,690/mth	0/1	\$4.5	598	Jul 2024	N/A
2111	\$3,250/mth	1/1	\$4.0	816	Jul 2024	BENOIT JEAN...
2209	\$1,095,000	2/2	\$938.3	1167	Jun 2024	DAVID CASEY
2409	\$4,500/mth	2/2	\$3.9	1167	Jul 2024	MARIA JUAN...
2415	\$950,000	2/2	N/A	N/A	Apr 2024	N/A
2509	\$815,000	2/2	\$698.4	1167	Jun 2024	STANLEY M S...
2510	\$2,800/mth	0/1	\$5.1	546	Jul 2024	RAPHAEL WEI...
2512	\$4,300/mth	1/1	\$5.4	798	Jun 2024	BASAK NACIY...
2608	\$2,925/mth	0/1	\$4.9	598	Jun 2024	CARLOS JAVI...
2610	\$449,000	0/1	\$822.3	546	Jul 2024	N/A
2610	\$3,300/mth	0/1	\$6.0	546	Jul 2024	N/A
2702	\$6,000/mth	2/2	\$4.7	1269	Jul 2024	N/A
2704	\$575,000	1/1	\$963.1	597	Jun 2024	ANASTASIA D...
2705	\$6,800/mth	2/2	\$5.2	1313	Apr 2024	MEERA BURM...
2807	\$1,695,000	2/2	\$1,160.2	1461	Jul 2024	DYLAN MILLS
2810	\$3,100/mth	0/1	\$5.7	546	Apr 2024	DANIEL CALD...
2812	\$699,000	1/1	\$875.9	798	Jul 2024	N/A
2907	\$990,000	2/2	\$767.4	1290	Apr 2024	ANTONIO ME...
2908	\$3,300/mth	0/1	\$5.5	598	Jul 2024	RAYMOND L...

Currently Listed

ACTIVE LISTINGS 3/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2915	\$5,750/mth	2/2	\$4.9	1168	Jun 2024	JUAN C GUILL...
3002	\$5,400/mth	2/2	\$4.3	1269	Jul 2024	PATRICIO DA...
3104	\$3,600/mth	1/1	\$6.0	597	Jun 2024	JULIANA ALC...
3107	\$6,000/mth	2/2	\$4.7	1290	Jul 2024	JAVIER TORR...
3108	\$450,000	0/1	\$752.5	598	Mar 2024	
3108	\$2,900/mth	0/1	\$4.8	598	Jun 2024	
3115	\$5,750/mth	2/2	\$4.9	1168	Jun 2024	CARMEN C VI...
3202	\$1,263,000	2/2	\$995.3	1269	Apr 2024	N/A
3206	\$3,900/mth	1/1	\$4.8	816	Jul 2024	SURINDER S B...
3301	\$1,750,000	3/3	\$958.9	1825	Jun 2024	JOAO DIONIS...
3406	\$4,000/mth	1/1	\$4.9	816	Jul 2024	JAIME PALACI...
3510	\$3,300/mth	0/1	\$6.0	546	Jul 2024	ALIREZA ALA...
3607	\$1,250,000	2/2	\$969.0	1290	Jul 2024	VITO SARDONE
3706	\$699,000	1/1	\$856.6	816	Jul 2024	N/A
3708	\$3,400/mth	0/1	\$5.7	598	Jul 2024	N/A
3804	\$3,750/mth	1/1	\$6.3	597	Jul 2024	KAY MCCAUL...
3811	\$3,500/mth	1/1	\$4.3	816	Jul 2024	LIUBOMIR N...
3813	\$899,000	2/2	\$888.3	1012	Apr 2024	DANIEL E RO...
3813	\$5,000/mth	2/2	\$4.9	1012	May 2024	DANIEL E RO...
4111	\$4,200/mth	1/1	\$5.1	816	Jul 2024	MAURICIO SA...

Currently Listed

ACTIVE LISTINGS 4/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4209	\$870,000	2/2	\$745.5	1167	May 2024	PATRIZIA MIL...
4210	\$3,000/mth	0/1	\$5.5	546	Apr 2024	AGNES LUCA...
4210	\$3,000/mth	0/1	\$5.5	546	Jun 2024	AGNES LUCA...
4210	\$2,800/mth	0/1	\$5.1	546	Jul 2024	AGNES LUCA...
4211	\$670,000	1/1	\$821.1	816	Jun 2024	N/A
4211	\$645,000	1/1	\$790.4	816	Jul 2024	N/A
4402	\$6,000/mth	2/2	\$4.7	1269	Jun 2024	
4402	\$1,300,000	2/2	\$1,024.4	1269	Apr 2024	
4408	\$460,000	0/1	\$769.2	598	Mar 2024	N/A
4409	\$899,900	2/2	\$771.1	1167	Jul 2024	AMARJIT JAG...
4409	\$5,900/mth	2/2	\$5.1	1167	Mar 2024	AMARJIT JAG...
4415	\$5,800/mth	2/2	\$5.0	1168	Apr 2024	N/A
4504	\$3,475/mth	1/1	\$5.8	597	Jul 2024	JUAN M POU...
4511	\$640,000	1/1	\$784.3	816	May 2024	KARTHIK KO...
4708	\$445,000	0/1	\$744.1	598	Jul 2024	EDUARDO FE...
4711	\$649,000	1/1	\$795.3	816	Jul 2024	KEITH BAKER
4715	\$1,050,000	2/2	\$899.0	1168	Jul 2024	
4802	\$6,000/mth	2/2	\$4.7	1269	Jun 2024	MARIA E MAC...
4802	\$1,325,000	2/2	\$1,044.1	1269	Jun 2024	MARIA E MAC...
4809	\$5,400/mth	2/2	\$4.6	1167	May 2024	RODOLFO C E...

Currently Listed

ACTIVE LISTINGS 5/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4811	\$638,000	1/1	\$781.9	816	Jun 2024	VANESSA DEAS
4908	\$2,990/mth	0/1	\$5.0	598	Jul 2024	PRISCILLA CL...
5002	\$7,250/mth	2/2	\$5.7	1269	Apr 2024	N/A
5004	\$3,500/mth	1/1	\$5.9	597	Jul 2024	N/A
5009	\$920,000	2/2	\$788.3	1167	Jun 2024	JOHN HJR PA...
5013	\$6,400/mth	2/2	\$6.3	1012	Jul 2024	FONTENLA M...
5101	\$10,000/mth	3/3	\$5.5	1825	May 2024	
5105	\$7,000/mth	2/2	\$5.3	1313	May 2024	FERNANDO P...
5105	\$6,750/mth	2/2	\$5.1	1313	Jun 2024	FERNANDO P...
5109	\$939,000	2/2	\$804.6	1167	Apr 2024	PADAM BHAT...
5109	\$6,450/mth	2/2	\$5.5	1167	Apr 2024	PADAM BHAT...
5109	\$950,000	2/2	\$814.1	1167	Jun 2024	PADAM BHAT...
5113	\$850,000	2/2	\$839.9	1012	Apr 2024	N/A
5113	\$841,500	2/2	\$831.5	1012	Jul 2024	N/A
5115	\$1,150,000	2/2	\$984.6	1168	Jun 2023	KATHERINE...
5301/...	\$4,000,000	5/5	\$1,294.5	3090	Mar 2024	SHANNON DE...
5302	\$1,250,000	2/2	\$985.0	1269	Feb 2024	SHANNON DE...
5302	\$6,800/mth	2/2	\$5.4	1269	Jun 2024	SHANNON DE...
5305	\$1,500,000	2/2	\$1,142.4	1313	May 2024	JENS CANDE...
5503	\$1,550,000	2/2	\$1,180.5	1313	Apr 2024	HERNANDO...

Currently Listed

ACTIVE LISTINGS 6/6

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5508	\$590,000	1/1	\$598.4	986	Jan 2024	
5607	\$895,000	1/1	\$799.1	1120	Jul 2024	PAT DAVY
5704	\$675,000	1/1	\$1,130.7	597	Mar 2024	N/A
5704	\$3,900/mth	1/1	\$6.5	597	Mar 2024	N/A
5706	\$4,000/mth	1/1	\$4.3	940	Jul 2024	MARIA NATIV...