



## Jade at Brickell

1331 Brickell Bay Dr  
Miami, FL 33131

Every month we compile this comprehensive market report focus on Jade at 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 [jadebrickellcondosforsale.com](http://jadebrickellcondosforsale.com).

## Property Stats

POSTAL CODE 33131

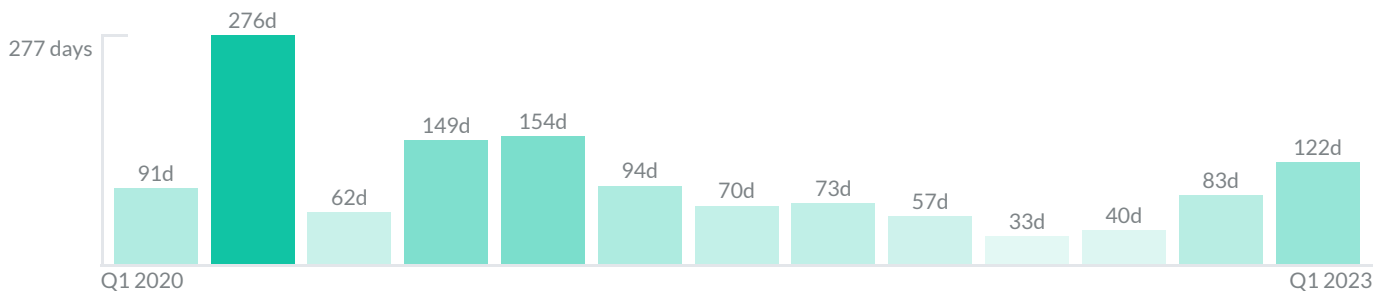
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

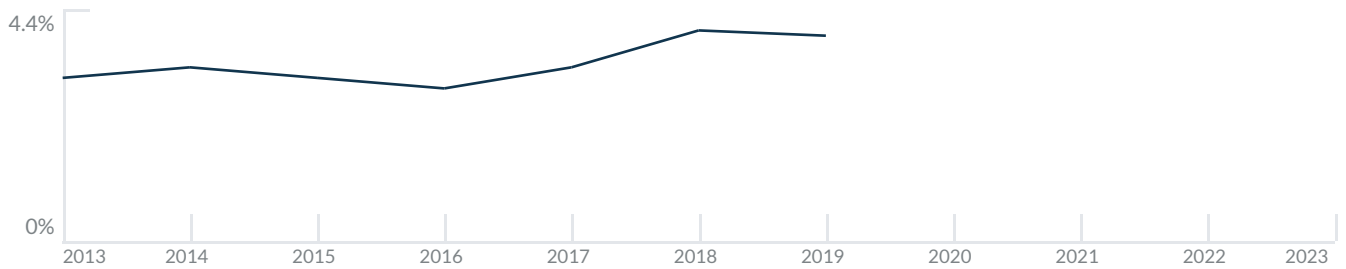
PER YEAR

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©

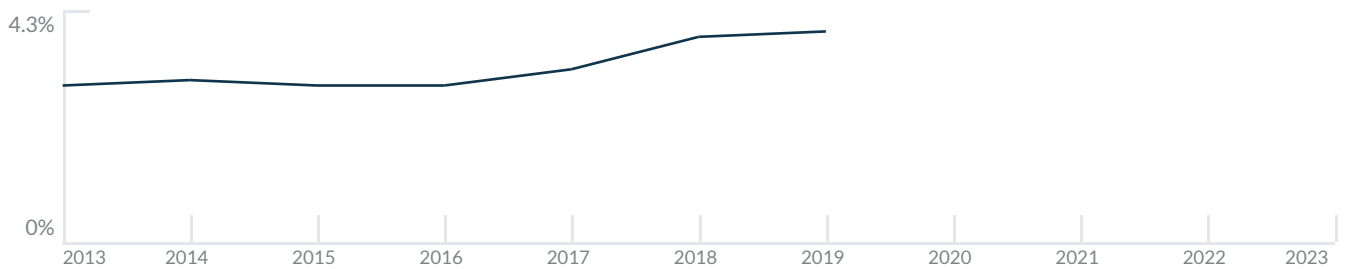
30 YEARS FIXED 4.4%



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 JADE AT BRICKELL

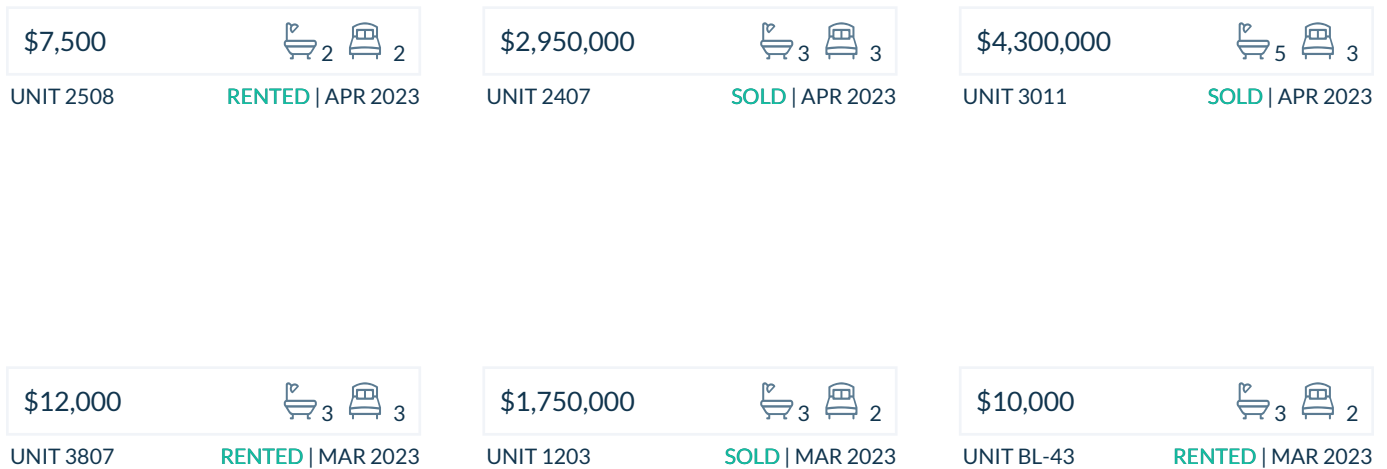
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Jade at Brickell



## Sold

LAST 20 PROPERTIES SOLD IN JADE AT BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2407	\$2,950,000	3/3	\$1,385.0	2,130	Mar 2023	28
3011	\$4,300,000	3/5	\$1,259.2	3,415	Mar 2023	N/A
1203	\$1,750,000	2/3	\$1,011.6	1,730	Mar 2023	95
611	\$955,000	2/2	\$738.6	1,293	Feb 2023	242
4311	\$3,800,000	4/5	\$1,112.7	3,415	Dec 2022	125
2002	\$1,060,000	2/2	\$693.3	1,529	Oct 2022	73
3407	\$2,500,000	3/3	\$1,173.7	2,130	Oct 2022	93
1403	\$1,798,000	2/3	\$1,039.3	1,730	Oct 2022	41
1706	\$550,000	1/1	\$614.5	895	Sep 2022	27
808	\$1,095,000	2/2	\$716.2	1,529	Aug 2022	98
4101	\$4,750,000	3/4	\$1,390.9	3,415	Jul 2022	28
807	\$825,000	1/2	\$726.9	1,135	Jul 2022	6
1504	\$599,000	1/1	\$669.3	895	Jun 2022	1
3405	\$2,500,000	3/3	\$1,173.7	2,130	May 2022	39
1208	\$1,075,000	2/2	\$703.1	1,529	May 2022	8
4211	\$3,699,999	4/5	\$1,083.5	3,415	Apr 2022	85
1211	\$1,650,000	2/3	\$878.6	1,878	Jan 2022	43
604	\$416,000	1/1	\$464.8	895	Jan 2022	76
2109	\$1,350,000	2/3	\$780.3	1,730	Jan 2022	40
2309	\$1,330,000	3/3	\$768.8	1,730	Jan 2022	50

## Rented

LAST 20 PROPERTIES RENTED IN JADE AT BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2508	\$7,500	2/2	\$4.9	1,529	Apr 2023	43
3807	\$12,000	3/3	\$5.6	2,130	Mar 2023	100
BL-43	\$10,000	2/3	\$6.1	1,640	Mar 2023	27
1108	\$7,300	2/2	\$4.8	1,529	Feb 2023	92
1701	\$12,000	2/3	\$6.4	1,878	Feb 2023	126
903	\$8,950	2/3	\$5.2	1,730	Jan 2023	24
1008	\$7,200	2/2	\$4.7	1,529	Jan 2023	92
1801	\$10,750	2/3	\$5.7	1,878	Nov 2022	56
602	\$6,500	2/2	\$4.5	1,460	Oct 2022	17
1102	\$6,500	2/2	\$4.3	1,529	Oct 2022	59
808	\$8,000	2/2	\$5.2	1,529	Sep 2022	28
2711	\$13,000	2/3	\$6.9	1,878	Sep 2022	27
1201	\$10,500	2/3	\$5.6	1,878	Sep 2022	143
2105	\$12,000	3/3	\$5.6	2,130	Aug 2022	78
1202	\$7,100	2/2	\$4.6	1,529	Aug 2022	145
2208	\$7,300	2/2	\$4.8	1,529	Aug 2022	13
2307	\$16,000	3/3	\$7.5	2,130	Jul 2022	54
1406	\$4,200	1/1	\$4.7	895	May 2022	20
1206	\$3,500	1/1	\$3.9	895	Apr 2022	14
906	\$4,000	1/1	\$4.5	895	Mar 2022	5

## Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH46...	\$6,250,000	4/5	\$1,619.2	3860	Aug 2022	
BL-44	\$1,700,000	2/2	\$891.5	1907	Jan 2023	BRIGITTA S H...
BL47	\$1,898,000	2/3	\$886.9	2140	Nov 2022	
BL-48	\$19,750/mth	3/4	\$7.3	2700	Nov 2022	SILVANA GIU...
PH46...	\$5,950,000	4/5	\$1,541.5	3860	Dec 2022	
N/A	\$2,250,000	2/3	\$1,300.6	1730	Jan 2023	ELPIDIO ENCI...
BL-46	\$10,000/mth	2/3	\$5.5	1827	Apr 2023	ANTONIO TA...
BL-43	\$10,000/mth	2/3	\$6.1	1640	Apr 2023	
2	\$50	0/0	N/A	N/A	Apr 2023	
2	\$3,100,000	0/0	N/A	N/A	Apr 2023	
508	\$1,000,000	2/2	\$684.9	1460	Dec 2022	PAULO MUSI...
811	\$15,000/mth	2/3	\$8.0	1878	Feb 2023	JUAN ORERO...
903	\$9,250/mth	2/3	\$5.3	1730	Nov 2022	
905	\$5,000/mth	1/2	\$4.4	1135	Jan 2023	GONZALO FR...
906	\$4,000/mth	1/1	\$4.5	895	Apr 2023	VIVIAN FARAH
1003	\$1,675,000	2/3	\$968.2	1730	Nov 2022	
1003	\$1,675,000	2/3	\$968.2	1730	Jan 2023	
1003	\$9,500/mth	2/3	\$5.5	1730	Apr 2023	
1011	\$1,950,000	2/3	\$1,038.3	1878	Apr 2023	
1106	\$4,100/mth	1/1	\$4.6	895	Aug 2022	

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1207	\$5,000/mth	1/2	\$4.4	1135	Nov 2022	
1402	\$7,000/mth	2/2	\$4.6	1529	Jan 2023	WILLIAM R VE...
1402	\$1,095,000	2/2	\$716.2	1529	Apr 2023	WILLIAM R VE...
1402	\$7,000/mth	2/2	\$4.6	1529	Apr 2023	WILLIAM R VE...
1405	\$5,000/mth	1/2	\$4.4	1135	Apr 2023	JUSTIN MAHA...
1705	\$5,100/mth	1/2	\$4.5	1135	Mar 2023	N/A
1808	\$7,500/mth	2/2	\$4.9	1529	Feb 2023	
1905	\$2,795,000	3/3	\$1,312.2	2130	Jan 2023	JULIA M BRO...
2005	\$10,000/mth	3/3	\$4.7	2130	Apr 2023	PERLA DIAZ D...
2109	\$1,799,000	2/3	\$1,039.9	1730	Apr 2023	FEDERICO FL...
2203	\$8,200/mth	2/3	\$4.7	1730	Aug 2022	VICENTE SAN...
2301	\$1,899,999	2/3	\$1,011.7	1878	Mar 2023	MICHELLE GO...
2307	\$15,000/mth	3/3	\$7.0	2130	Mar 2023	SANDRA Y CL...
2309	\$8,950/mth	2/3	\$5.2	1730	Feb 2023	VIJAY VAKHA...
2407	\$2,950,000	3/3	\$1,385.0	2130	Nov 2022	RUBEN E ORO...
2508	\$1,250,000	2/2	\$817.5	1529	Feb 2023	CAYETANO P...
2508	\$8,500/mth	2/2	\$5.6	1529	Nov 2022	CAYETANO P...
2511	\$15,000/mth	2/3	\$8.0	1878	Apr 2023	HOWARD RO...
2609	\$2,200,000	2/3	\$1,271.7	1730	Apr 2023	GEORGE GAR...
2703	\$1,875,000	2/3	\$1,083.8	1730	Dec 2022	OSCAR ROND...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2707	\$3,200,000	3/3	\$1,502.3	2130	Nov 2022	ROBERT F QU...
2709	\$1,900,000	2/3	\$1,098.3	1730	Jan 2023	SONIA M GAR...
2802	\$7,600/mth	2/2	\$5.0	1529	Feb 2023	Axel Jordan
2903	\$15,000/mth	2/3	\$8.7	1730	Apr 2023	PAULO MUSI...
3001	\$3,720,000	4/5	\$1,089.3	3415	Nov 2022	LUCIANO DI...
3011	\$4,270,000	3/5	\$1,250.4	3415	Dec 2022	SARA VILLAMIL
3103	\$10,000/mth	2/3	\$5.8	1730	Nov 2022	
3207	\$15,000/mth	3/3	\$7.0	2130	Aug 2022	MARIA DEL PI...
3305	\$14,000/mth	3/3	\$6.6	2130	Nov 2022	MARIA VERO...
3603	\$1,877,500	3/3	\$1,085.3	1730	Dec 2022	3603 JADE L L C
3603	\$1,799,999	2/3	\$1,040.5	1730	Apr 2023	3603 JADE L L C
3705	\$12,500/mth	3/3	\$5.9	2130	Apr 2023	ADRI GUHA
3811	\$4,395,000	4/5	\$1,287.0	3415	Apr 2023	BARRY DAVIS...
4011	\$3,700,000	4/5	\$1,083.5	3415	Nov 2022	LLC JADE-PAL
4611	\$10,900,000	6/9	\$1,680.3	6487	Nov 2022	