

# Market Report

December, 2024



## Parkview Brickell

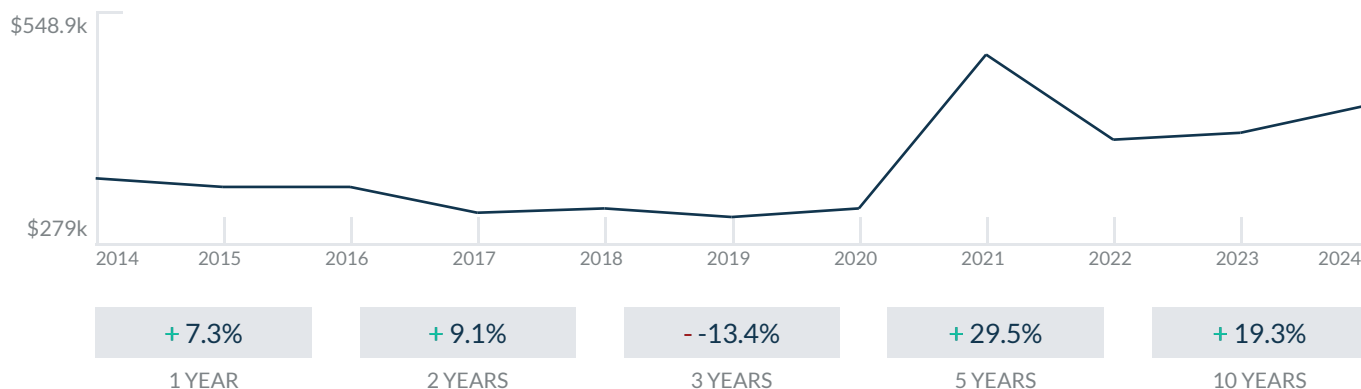
115 SW 11th St  
Miami, FL 33139

Every month we compile this comprehensive market report focus on Parkview 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 [parkviewbrickellapartmentsforsale.com](https://parkviewbrickellapartmentsforsale.com).

## Property Stats

POSTAL CODE 33139

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!

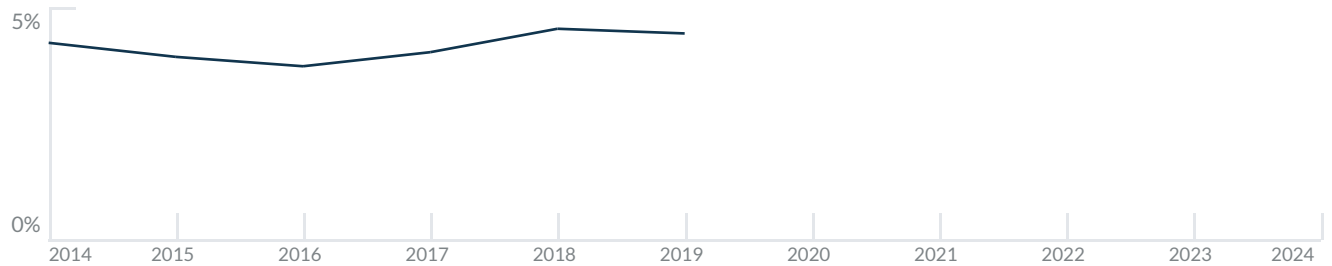
1 days

# Mortgage Rates

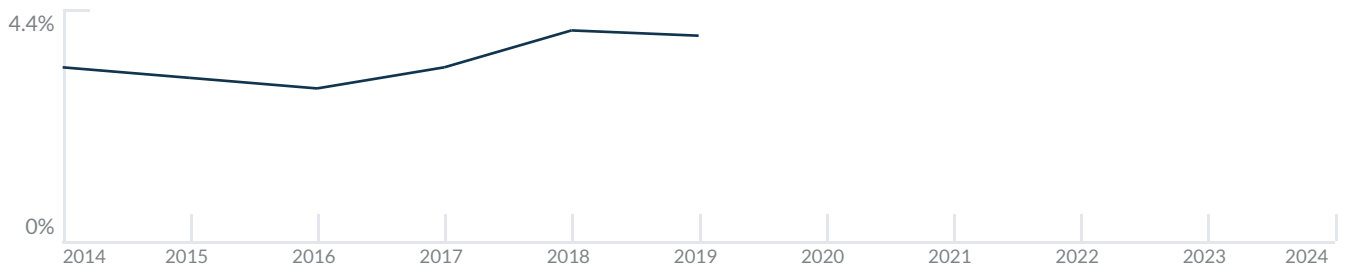
PER YEAR

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©

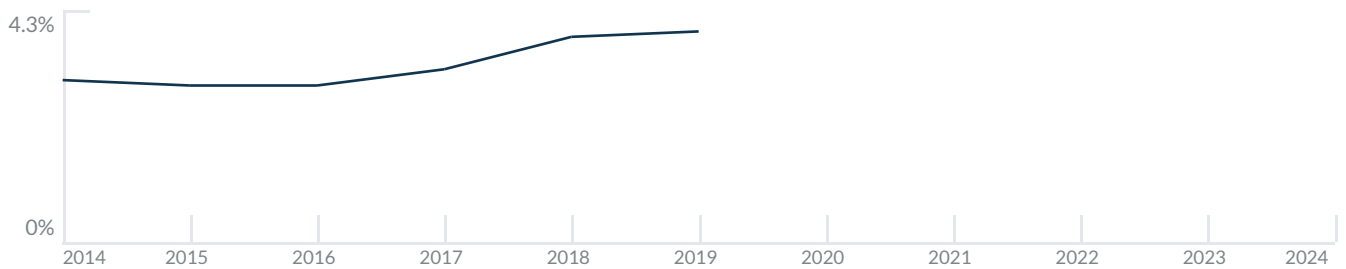
30 YEARS FIXED 4.4%



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

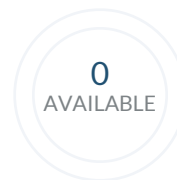
# Insights

IN PARKVIEW BRICKELL

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

**% to %**  
CAP RATE  
Yearly net income when rent

**0%**  
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 Parkview Brickell

\$2,000 UNIT 509 RENTED   FEB 2022 1 Bath 1 Bed	\$2,700 UNIT 502 RENTED   FEB 2022 2 Bath 2 Bed	\$1,600 UNIT 804 SOLD   OCT 2020 1 Bath 1 Bed
\$1,895 UNIT 803 RENTED   JUL 2021 2 Bath 2 Bed	\$2,000 UNIT 802 RENTED   JUL 2021 2 Bath 2 Bed	\$1,800 UNIT 603 RENTED   JUN 2021 2 Bath 2 Bed

## Sold

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LAST 20 PROPERTIES SOLD IN PARKVIEW BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
804	\$1,600	1/1	\$2.6	625	Sep 2020	56
505	\$230,000	1/1	\$314.6	731	Jun 2019	227
808	\$238,000	1/1	\$326.0	730	Apr 2016	33
604	\$255,900	1/1	\$409.4	625	Jun 2015	49
505	\$140,500	1/1	\$192.2	731	Apr 2013	394
N/A	\$97,800	1/1	\$156.5	625	Oct 2012	2
708	\$98,000	1/1	\$134.2	730	May 2012	22
608	\$155,000	1/1	\$194.7	796	Apr 2012	14
607	\$95,000	1/1	N/A	N/A	Jan 2011	103

## Rented

LAST 20 PROPERTIES RENTED IN PARKVIEW BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
509	\$2,000	1/1	\$3.2	616	Feb 2022	3
502	\$2,700	2/2	\$3.5	764	Jan 2022	5
803	\$1,895	2/2	\$2.2	850	Dec 2019	77
802	\$2,000	2/2	\$2.4	831	Oct 2019	29
603	\$1,800	2/2	\$2.1	850	Sep 2019	90
8	\$1,550	1/1	\$3.2	487	Sep 2019	27
605	\$1,650	1/1	\$2.3	731	Sep 2019	16
707	\$1,475	1/1	\$2.4	617	Aug 2019	37
509	\$1,575	1/1	\$2.6	616	Aug 2019	16
903	\$1,850	2/2	\$2.2	850	Jul 2019	107
606	\$1,595	1/1	\$2.6	617	May 2019	58
705	\$1,600	1/1	\$2.2	731	Jan 2019	17
806	\$1,600	1/1	\$2.6	617	Nov 2018	75
607	\$1,550	1/1	\$2.5	617	Nov 2018	37
604	\$1,590	1/1	\$2.5	625	Sep 2018	7
605	\$1,600	1/1	\$2.2	731	Sep 2018	8
902	\$1,850	2/2	\$2.4	764	Aug 2018	19
806	\$1,250	1/1	N/A	N/A	Aug 2014	407
N/A	\$1,600	1/1	\$2.3	687	Jul 2014	423
807	\$1,150	1/1	\$1.9	617	Jul 2011	41