

Market Report

March, 2019



Courvoisier Courts

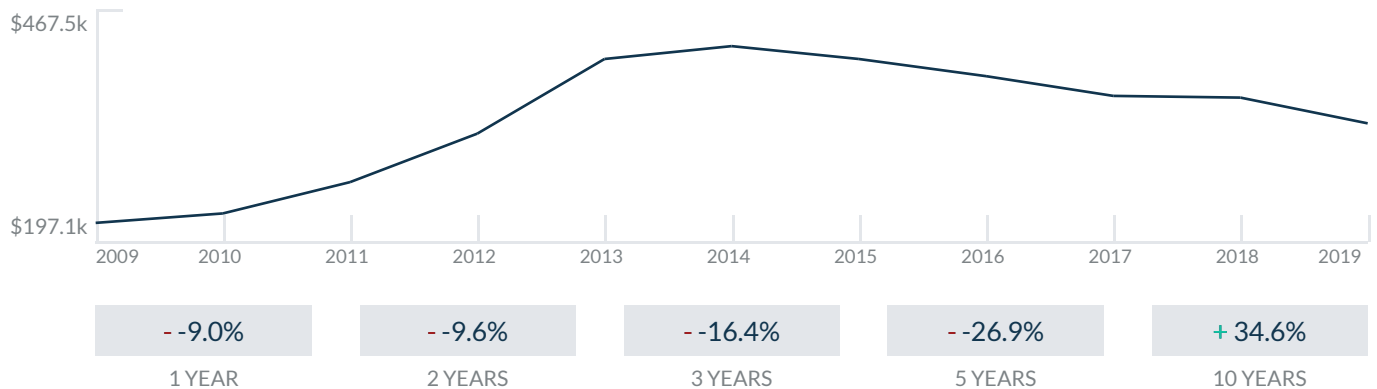
701 Brickell Key Blvd
Miami, FL 33131

Every month we compile this comprehensive market report focus on Courvoisier Courts 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 courtsbrickellcondosforsale.com.

Property Stats

POSTAL CODE 33131

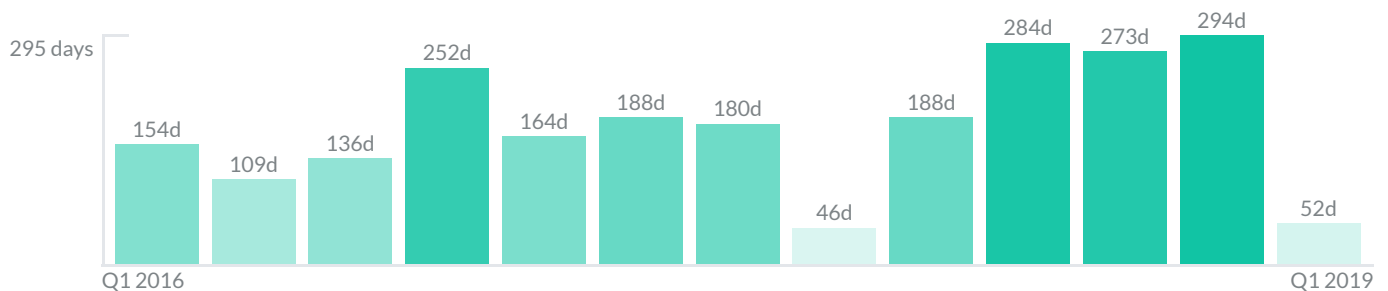
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

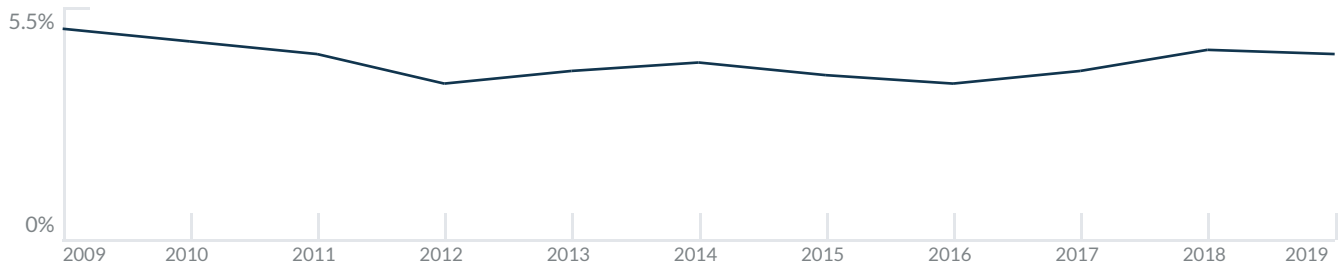


Mortgage Rates

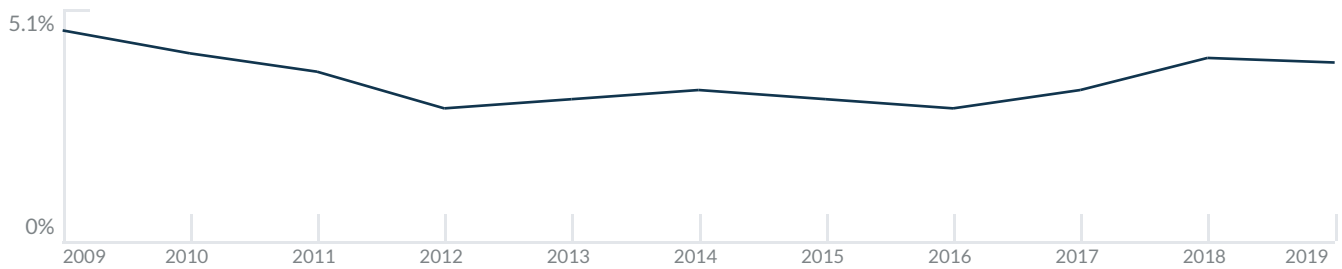
PER YEAR

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©

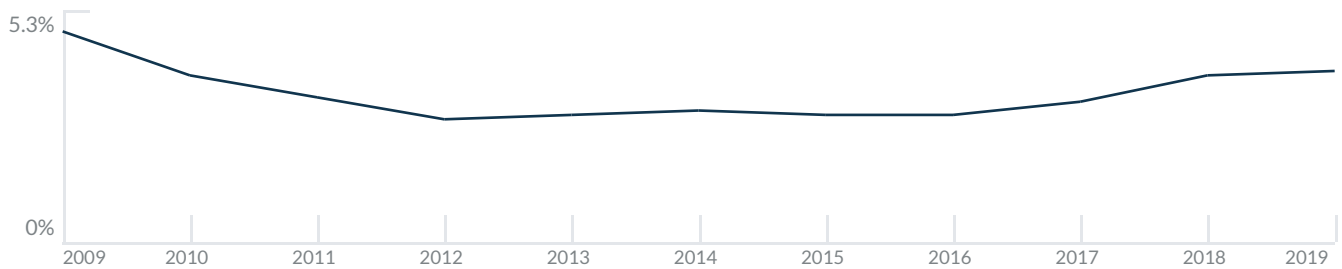
30 YEARS FIXED 4.4%



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
School For Advanced Studies-Wolfson	Mater East Academy Middle School	New World School Of The Arts
10/10	4/10	10/10

Insights

IN COURVOISIER COURTS

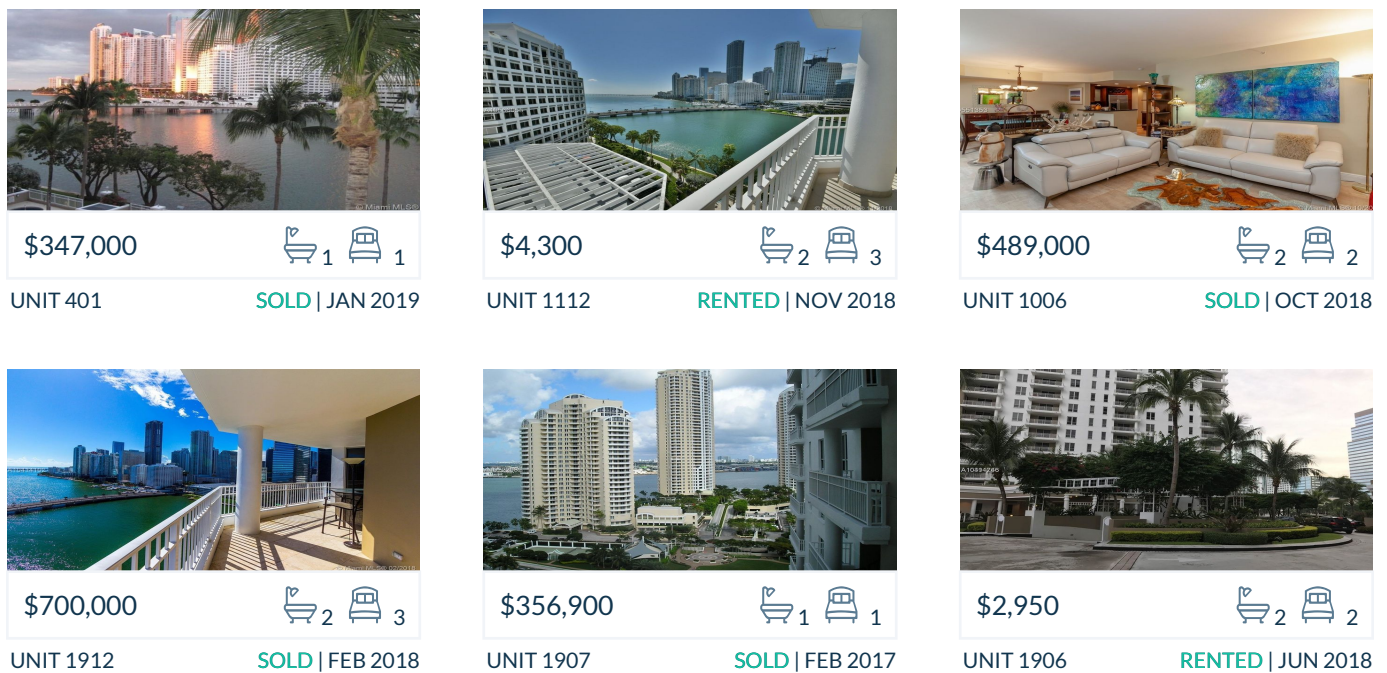
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Courvoisier Courts



Sold

LAST 20 PROPERTIES SOLD IN COURVOISIER COURTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
401	\$347,000	1/1	\$416.1	834	Feb 2019	11
1006	\$489,000	2/2	\$379.7	1,288	Jan 2019	93
1907	\$356,900	1/1	\$359.8	992	Dec 2018	644
1912	\$700,000	3/2	\$423.0	1,655	Dec 2018	249
2507	\$349,000	1/1	\$351.8	992	Nov 2018	203
PH-07	\$949,000	3/3	\$467.0	2,032	Nov 2018	141
2303	\$825,000	3/2	\$479.9	1,719	Nov 2018	234
1806	\$513,000	2/2	\$398.3	1,288	Sep 2018	198
LPH-12	\$799,000	3/2	\$482.8	1,655	Sep 2018	592
2003	\$775,000	3/2	\$450.8	1,719	Aug 2018	169
2502	\$494,000	2/2	\$378.5	1,305	Aug 2018	41
2305	\$445,000	2/2	\$360.0	1,236	Jul 2018	365
1506	\$425,000	2/2	\$330.0	1,288	Jun 2018	436
2512	\$750,000	3/2	\$453.2	1,655	May 2018	425
403	\$700,000	3/2	\$411.3	1,702	Apr 2018	350
807	\$299,000	1/1	\$301.4	992	Apr 2018	80
1704	\$539,000	2/2	N/A	N/A	Apr 2018	131
2004	\$459,000	2/2	N/A	N/A	Feb 2018	171
712	\$698,000	3/2	\$421.8	1,655	Feb 2018	21
504	\$425,000	2/2	\$345.5	1,230	Feb 2018	11

Rented

LAST 20 PROPERTIES RENTED IN COURVOISIER COURTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1112	\$4,300	3/2	\$2.6	1,655	Jan 2019	65
1906	\$2,950	2/2	\$2.3	1,288	Dec 2018	151
503	\$4,800	3/2	\$2.8	1,719	Oct 2018	3
2110	\$3,500	2/2	\$2.8	1,257	Oct 2018	89
512	\$4,700	3/2	\$2.7	1,725	Oct 2018	93
603	\$4,200	3/2	\$2.4	1,719	Sep 2018	62
304	\$3,200	2/2	\$1.9	1,656	Aug 2018	256
2210	\$3,250	2/2	\$2.6	1,257	Aug 2018	64
N/A	\$2,000	1/1	\$2.5	806	Aug 2018	35
1706	\$2,800	2/2	\$2.2	1,288	Aug 2018	62
2008	\$2,100	1/1	\$2.6	806	Aug 2018	230
204	\$2,650	2/2	\$2.2	1,230	Aug 2018	34
2104	\$3,100	2/2	\$2.5	1,230	Jul 2018	162
2412	\$4,700	3/2	\$2.8	1,655	Jul 2018	76
1901	\$2,300	1/1	\$2.8	834	Jul 2018	52
807	\$2,000	1/1	\$2.0	992	Jul 2018	22
2401	\$2,200	1/1	\$2.6	834	Jun 2018	2
1207	\$1,949	1/1	\$2.0	992	Jun 2018	175
1505	\$2,800	2/2	\$2.3	1,236	Jun 2018	60
1804	\$2,500	2/2	\$2.0	1,230	Apr 2018	119

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-11	\$449,900	2/2	\$355.1	1267	Nov 2018	N/A
202	\$3,600/mth	2/2	\$2.8	1305	Sep 2018	N/A
303	\$750,000	3/2	\$440.7	1702	Jul 2018	HECTOR VILL...
304	\$599,000	2/2	\$361.7	1656	May 2017	N/A
401	\$2,300/mth	1/1	\$2.8	834	Feb 2019	N/A
503	\$5,200/mth	3/2	\$3.0	1719	Feb 2019	N/A
508	\$375,000	2/1	\$346.6	1082	Jun 2018	N/A
508	\$2,700/mth	2/1	\$2.5	1082	Jun 2018	N/A
604	\$3,100/mth	2/2	\$2.5	1230	May 2018	N/A
604	\$499,000	2/2	\$405.7	1230	Jul 2018	N/A
706	\$459,000	2/2	\$356.4	1288	Sep 2018	N/A
707	\$295,000	1/1	\$297.4	992	May 2018	N/A
710	\$415,900	2/2	\$330.9	1257	Feb 2018	21ST MORTG...
809	\$479,000	2/2	\$381.1	1257	Apr 2018	RENATO FLO...
903	\$750,000	3/2	\$436.3	1719	Nov 2018	N/A
906	\$465,000	2/2	\$361.0	1288	Mar 2018	N/A
906	\$2,900/mth	2/2	\$2.3	1288	Mar 2019	N/A
1001	\$2,200/mth	1/1	\$2.6	834	Feb 2019	N/A
1004	\$499,000	2/2	\$301.3	1656	Dec 2018	N/A
1112	\$735,000	3/2	\$444.1	1655	Nov 2018	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1201	\$1,900/mth	1/1	\$2.3	834	Feb 2019	N/A
1211	\$449,900	2/2	\$355.1	1267	Feb 2018	ROSINA MARI...
1405	\$429,000	2/2	\$347.1	1236	Mar 2019	N/A
1410	\$445,000	2/2	\$354.0	1257	Oct 2018	N/A
1411	\$530,000	2/2	\$418.3	1267	Feb 2018	N/A
1411	\$2,900/mth	2/2	\$2.3	1267	Mar 2019	N/A
1505	\$445,000	2/2	\$360.0	1236	Nov 2018	N/A
1703	\$720,000	3/2	\$418.8	1719	Nov 2018	N/A
1707	\$309,000	1/1	\$311.5	992	Oct 2018	N/A
1802	\$525,000	2/2	\$402.3	1305	Oct 2018	N/A
1805	\$499,000	2/2	\$403.7	1236	Jul 2017	N/A
1812	\$759,000	3/2	\$458.6	1655	Feb 2019	N/A
1905	\$515,000	2/2	\$416.7	1236	Dec 2018	N/A
2005	\$415,000	2/2	\$335.8	1236	Feb 2019	N/A
2005	\$3,100/mth	2/2	\$2.5	1236	Feb 2019	N/A
2008	\$325,000	1/1	\$403.2	806	Aug 2018	EDUARDO W...
2010	\$495,000	2/2	\$393.8	1257	Sep 2018	N/A
2103	\$745,000	3/2	\$433.4	1719	Nov 2018	N/A
2109	\$445,000	2/2	N/A	N/A	Oct 2018	N/A
2203	\$775,000	3/2	\$450.8	1719	Feb 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2409	\$499,900	2/2	\$397.7	1257	Jun 2018	JOSE GABRIE...
2501	\$2,500/mth	1/1	\$3.0	834	Feb 2019	N/A