

Market Report

August, 2019



Courvoisier Courts

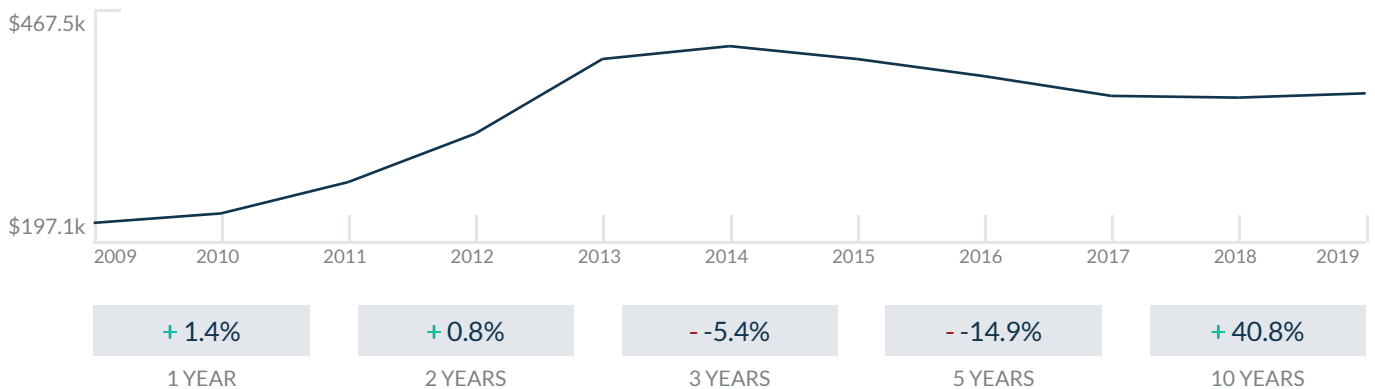
701 Brickell Key Blvd
Miami, FL 33131

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

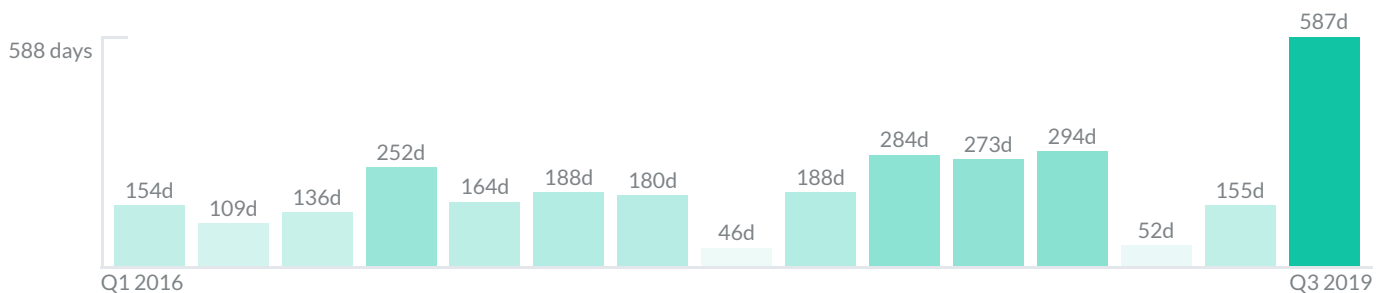
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

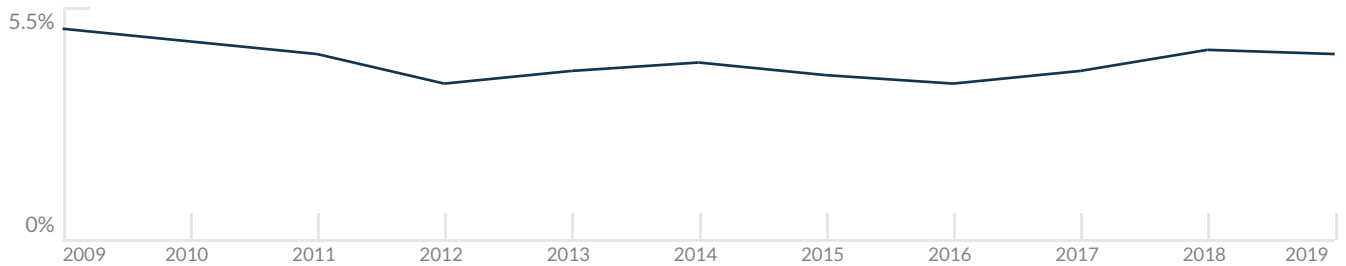


Mortgage Rates

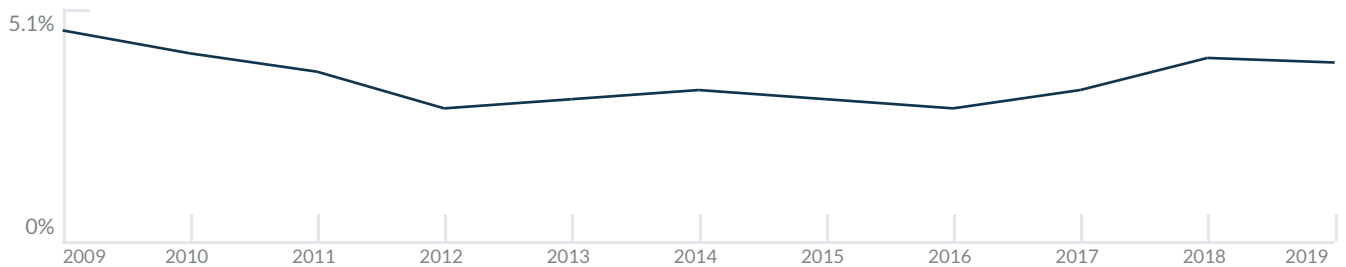
PER YEAR

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

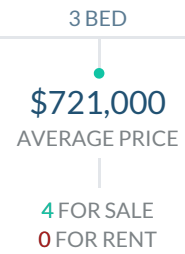
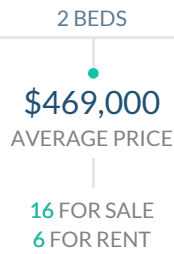
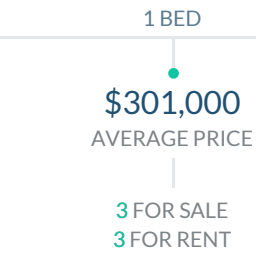
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire Engenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

Insights

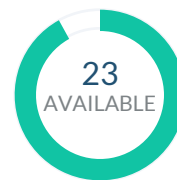
IN COURVOISIER COURTS

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



-2.4% to 3.2%
CAP RATE
Yearly net income when rent

5.1%
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 Courvoisier Courts



\$499,000



UNIT 1805

SOLD | JUL 2017

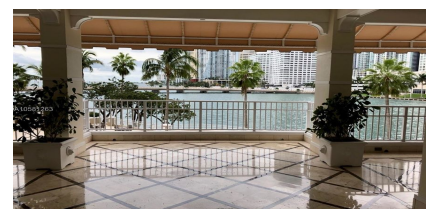


\$449,900



UNIT 1211

SOLD | FEB 2018

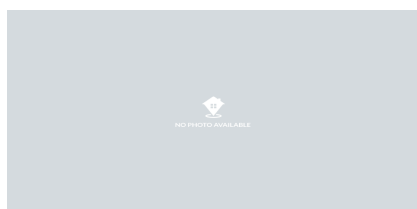


\$449,500



UNIT 1004

SOLD | DEC 2018



\$399,900



UNIT 710

SOLD | MAY 2019



\$4,300



UNIT 303

RENTED | MAY 2019



\$750,000



UNIT 903

SOLD | NOV 2018

Sold

LAST 20 PROPERTIES SOLD IN COURVOISIER COURTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1805	\$499,000	2/2	\$403.7	1,236	Jul 2019	666
1211	\$449,900	2/2	\$355.1	1,267	Jul 2019	508
1004	\$449,500	2/2	\$365.4	1,230	Jun 2019	150
710	\$399,900	2/2	\$318.1	1,257	Jun 2019	N/A
903	\$750,000	3/2	\$436.3	1,719	Jun 2019	191
1405	\$429,000	2/2	\$347.1	1,236	Jun 2019	136
2203	\$775,000	3/2	\$450.8	1,719	May 2019	104
809	\$380,000	2/2	\$302.3	1,257	May 2019	39
PH-12	\$998,000	5/4	\$266.1	3,751	Apr 2019	395
1410	\$445,000	2/2	\$354.0	1,257	Apr 2019	114
LPH-11	\$449,900	2/2	\$355.1	1,267	Apr 2019	107
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

Rented

LAST 20 PROPERTIES RENTED IN COURVOISIER COURTS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
303	\$4,300	3/2	\$2.5	1,702	Jun 2019	11
1404	\$2,900	2/2	\$2.4	1,230	Jun 2019	21
503	\$4,500	3/2	\$2.6	1,719	May 2019	100
1201	\$1,900	1/1	\$2.3	834	May 2019	81
901	\$2,550	1/1	N/A	N/A	Apr 2019	40
1411	\$2,900	2/2	\$2.3	1,267	Apr 2019	7
401	\$1,995	1/1	\$2.4	834	Apr 2019	15
508	\$2,700	2/1	\$2.5	1,082	Mar 2019	227
2403	\$3,850	3/2	\$2.2	1,719	Mar 2019	111
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH-08	\$2,000/mth	1/1	\$2.5	806	Apr 2019	N/A
N/A	\$318,725	1/1	\$395.4	806	May 2019	N/A
202	\$3,600/mth	2/2	\$2.8	1305	Sep 2018	N/A
404	\$447,000	2/2	\$363.4	1230	Mar 2019	N/A
405	\$405,000	2/2	\$327.7	1236	Apr 2019	N/A
508	\$365,000	2/1	\$337.3	1082	Jun 2018	N/A
706	\$449,000	2/2	\$348.6	1288	Jul 2019	N/A
707	\$290,000	1/1	\$292.3	992	May 2018	N/A
711	\$2,850/mth	2/2	\$2.2	1267	Jul 2019	N/A
906	\$465,000	2/2	\$361.0	1288	Mar 2019	N/A
909	\$425,000	2/2	\$338.1	1257	May 2019	N/A
910	\$3,250/mth	2/2	\$2.6	1257	Jun 2019	N/A
1005	\$2,900/mth	2/2	\$2.3	1236	Jul 2019	N/A
1104	\$525,000	2/2	\$426.8	1230	Jun 2019	N/A
1106	\$480,000	2/2	\$372.7	1288	May 2019	N/A
1107	\$294,000	1/1	N/A	N/A	Jun 2019	N/A
1112	\$735,000	3/2	\$444.1	1655	Nov 2018	N/A
1207	\$2,100/mth	1/1	\$2.1	992	Jul 2019	N/A
1404	\$490,000	2/2	N/A	N/A	Apr 2019	N/A
1411	\$470,000	2/2	\$371.0	1267	May 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1505	\$445,000	2/2	\$360.0	1236	Nov 2018	N/A
1511	\$464,900	2/2	\$366.9	1267	Jul 2019	N/A
1512	\$715,000	3/2	\$432.0	1655	Apr 2019	N/A
1703	\$715,000	3/2	\$415.9	1719	Apr 2019	N/A
1706	\$3,100/mth	2/2	\$2.4	1288	May 2019	N/A
1802	\$525,000	2/2	\$402.3	1305	Oct 2018	N/A
1812	\$718,500	3/2	\$434.1	1655	May 2019	N/A
2002	\$599,000	2/2	\$459.0	1305	Jul 2019	N/A
2008	\$2,150/mth	1/1	\$2.7	806	Jul 2019	N/A
2010	\$470,000	2/2	\$373.9	1257	Sep 2018	N/A
2105	\$2,850/mth	2/2	\$2.3	1236	Jun 2019	N/A
2409	\$479,000	2/2	\$381.1	1257	Jun 2019	N/A