

Market Report

June, 2019



Carbonell

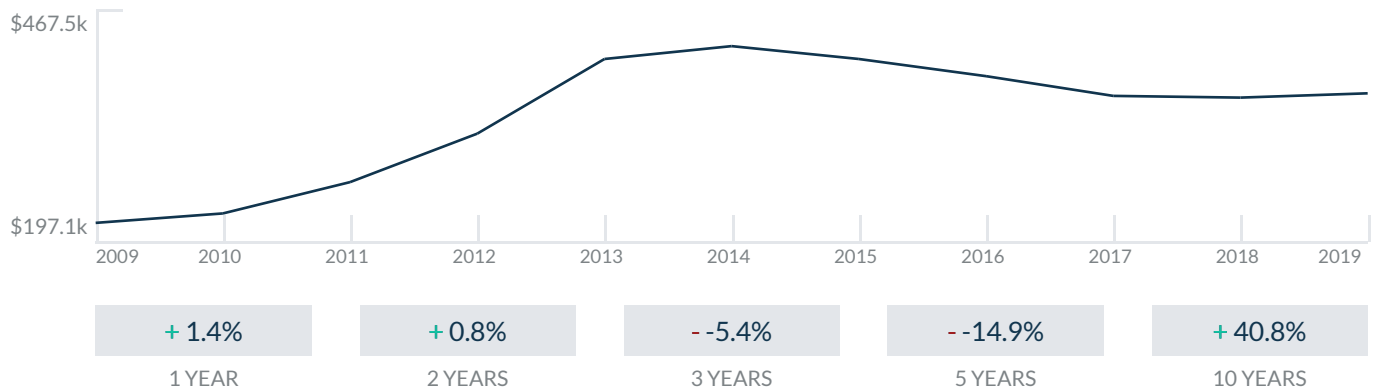
901 Brickell Key BLVD
Miami, FL 33131

Every month we compile this comprehensive market report focus on Carbonell in this convenient and easy to read format. Our data 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 carbonellcondosforsale.com.

Property Stats

POSTAL CODE 33131

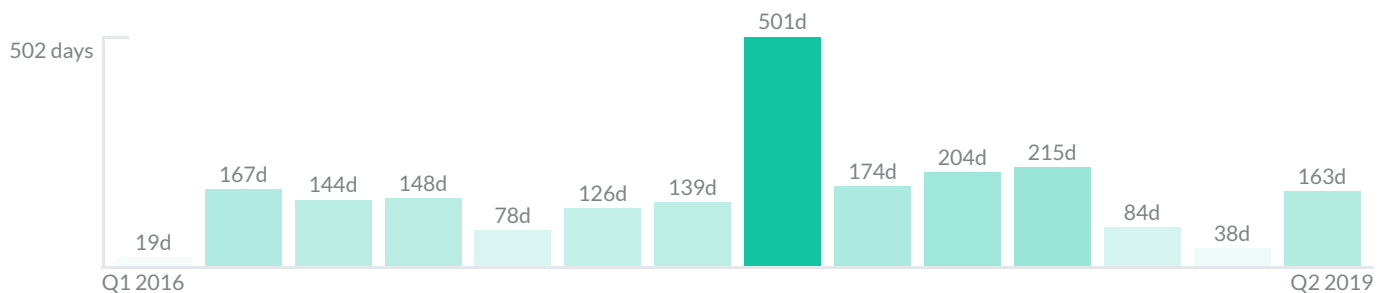
The property stats graph represents the median price evolution since ten years in your postal code area.



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

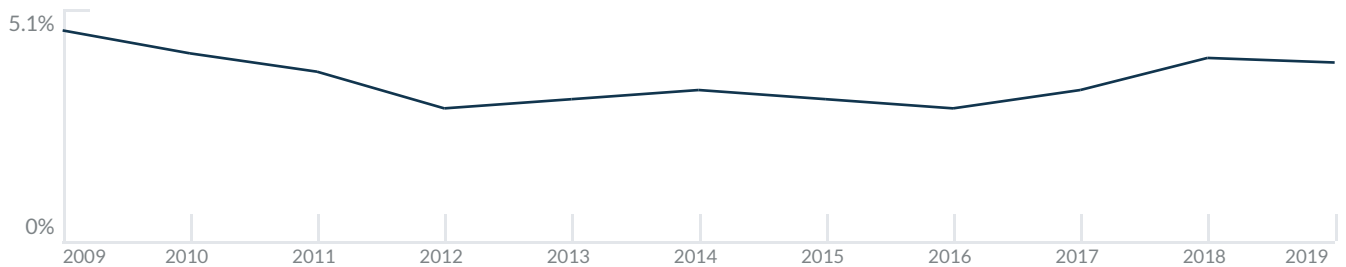
PER YEAR

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 CARBONELL

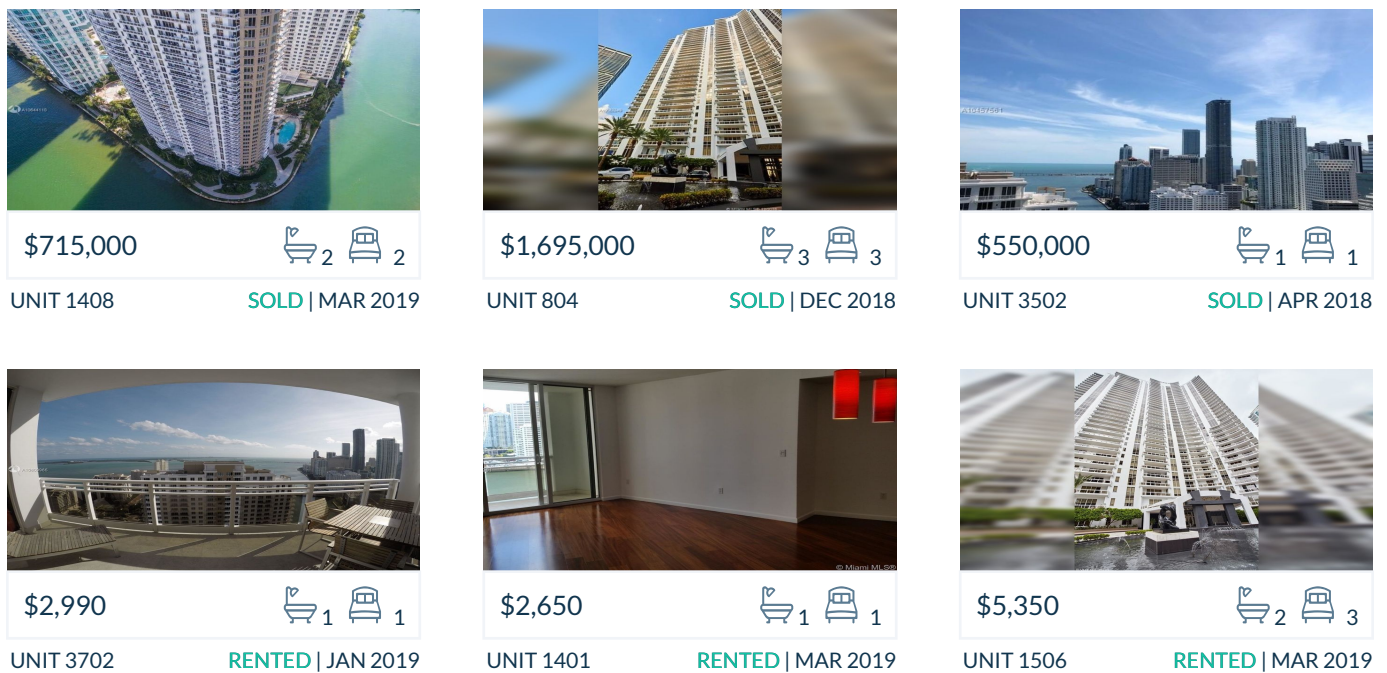
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Carbonell



Sold

LAST 20 PROPERTIES SOLD IN CARBONELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1408	\$715,000	2/2	\$549.6	1,301	May 2019	9
804	\$1,695,000	3/3	\$654.2	2,591	May 2019	133
3502	\$550,000	1/1	\$511.2	1,076	May 2019	348
1903	\$799,000	2/2	\$512.8	1,558	Mar 2019	29
3508	\$2,345,000	4/4	\$819.9	2,860	Mar 2019	47
2805	\$799,000	2/2	\$530.9	1,505	Dec 2018	67
2101	\$465,000	1/1	\$451.0	1,031	Nov 2018	23
1007	\$1,100,000	2/2	\$616.6	1,784	Nov 2018	173
1706	\$1,318,000	3/2	\$678.0	1,944	Oct 2018	101
2203	\$795,000	2/2	\$510.3	1,558	Oct 2018	58
2303	\$825,000	2/2	\$529.5	1,558	Sep 2018	59
2408	\$2,280,000	4/4	\$797.2	2,860	Aug 2018	878
308	\$1,500,000	2/2	\$782.9	1,916	Aug 2018	65
3307	\$1,165,000	2/2	\$653.0	1,784	Jul 2018	104
2201	\$460,000	1/1	\$446.2	1,031	Jul 2018	168
3308	\$2,300,000	4/4	\$804.2	2,860	Jul 2018	252
N/A	\$480,000	1/1	\$446.1	1,076	Jul 2018	45
1004	\$1,595,000	3/3	\$615.6	2,591	Jul 2018	148
905	\$849,000	2/2	\$564.1	1,505	Jun 2018	47
2003	\$815,000	2/2	\$523.1	1,558	May 2018	395

Rented

LAST 20 PROPERTIES RENTED IN CARBONELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3702	\$2,990	1/1	\$2.8	1,076	Apr 2019	56
1401	\$2,650	1/1	\$2.6	1,031	Apr 2019	54
1506	\$5,350	3/2	\$2.8	1,944	Apr 2019	33
2001	\$2,750	1/1	\$2.7	1,031	Mar 2019	154
2405	\$4,000	2/2	\$2.7	1,505	Mar 2019	21
3305	\$3,700	2/2	\$2.5	1,505	Mar 2019	53
1603	\$3,850	2/2	\$2.5	1,558	Feb 2019	90
207	\$4,300	2/2	\$2.4	1,784	Feb 2019	41
1709	\$3,800	2/2	\$2.7	1,418	Feb 2019	205
3005	\$3,675	2/2	\$2.4	1,505	Feb 2019	112
3407	\$4,900	2/2	\$2.7	1,784	Feb 2019	78
1008	\$3,600	2/2	\$2.8	1,301	Feb 2019	71
1108	\$3,400	2/2	\$2.6	1,301	Feb 2019	17
2901	\$2,800	1/1	\$2.7	1,031	Jan 2019	84
3404	\$8,500	3/3	\$3.3	2,591	Jan 2019	65
1503	\$3,800	2/2	\$2.4	1,558	Jan 2019	166
1005	\$3,850	2/2	\$2.6	1,505	Jan 2019	314
206	\$5,590	3/2	\$2.9	1,944	Dec 2018	42
1701	\$2,500	1/1	\$2.4	1,031	Nov 2018	234
3107	\$4,500	2/2	\$2.5	1,784	Nov 2018	14

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH37...	\$2,650,000	3/3	\$898.0	2951	Jun 2018	FERNANDO A...
N/A	\$454,900	1/1	\$441.2	1031	May 2019	N/A
306	\$1,281,000	3/2	\$659.0	1944	Aug 2018	CAROLINA R...
408	\$690,000	2/2	\$530.4	1301	Oct 2018	N/A
501	\$375,000	0/1	\$563.1	666	Nov 2018	N/A
602	\$440,000	1/1	\$408.9	1076	Sep 2018	N/A
602	\$2,908/mth	1/1	\$2.7	1076	May 2019	N/A
607	\$4,550/mth	2/2	\$2.6	1784	Apr 2019	N/A
704	\$1,750,000	3/3	\$675.4	2591	Apr 2019	N/A
707	\$1,080,000	2/2	\$605.4	1784	Dec 2018	N/A
805	\$935,000	2/2	\$621.3	1505	Dec 2018	N/A
806	\$1,330,000	3/2	\$684.2	1944	Mar 2019	N/A
902	\$2,650/mth	1/1	\$2.5	1076	May 2019	N/A
1006	\$1,395,000	3/2	\$717.6	1944	Jan 2019	N/A
1109	\$635,000	2/2	\$447.8	1418	Nov 2015	CARLOS ROJAS
1202	\$449,000	1/1	\$417.3	1076	Aug 2017	N/A
1402	\$480,000	1/1	\$446.1	1076	Jan 2019	N/A
1406	\$1,255,000	3/2	\$645.6	1944	May 2018	MIA CARBON...
1807	\$1,100,000	2/2	\$616.6	1784	Jul 2018	N/A
1907	\$1,100,000	2/2	\$616.6	1784	Aug 2018	VICTORE GAL...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2204	\$1,800,000	3/3	\$694.7	2591	Apr 2019	N/A
2308	\$2,350,000	4/4	\$821.7	2860	Sep 2018	N/A
2405	\$850,000	2/2	\$564.8	1505	Feb 2018	EFFETTO NOT...
2407	\$1,320,000	2/2	\$739.9	1784	Mar 2019	N/A
2707	\$5,700/mth	2/2	\$3.2	1784	Feb 2019	N/A
2707	\$1,350,000	2/2	\$756.7	1784	Feb 2019	N/A
2803	\$880,000	2/2	\$564.8	1558	Mar 2019	N/A
2905	\$849,000	2/2	\$564.1	1505	Mar 2019	N/A
2908	\$2,350,000	4/4	\$821.7	2860	May 2019	N/A
3001	\$539,000	1/1	\$522.8	1031	Jan 2016	ELSA YEP
3004	\$7,450/mth	3/3	\$2.9	2591	Nov 2018	N/A
3005	\$875,000	2/2	\$581.4	1505	Sep 2018	N/A
3006	\$1,250,000	3/2	\$643.0	1944	Apr 2019	N/A
3202	\$578,250	1/1	\$537.4	1076	Mar 2019	N/A
3206	\$1,335,000	3/2	\$686.7	1944	Sep 2018	N/A
3404	\$1,790,000	3/3	\$690.9	2591	Feb 2019	N/A
3507	\$1,399,000	2/2	\$784.2	1784	Jan 2019	N/A
3605	\$4,250/mth	2/2	\$2.8	1505	May 2019	N/A
3706	\$1,600,000	3/2	\$823.0	1944	Oct 2017	N/A