



## Carbonell

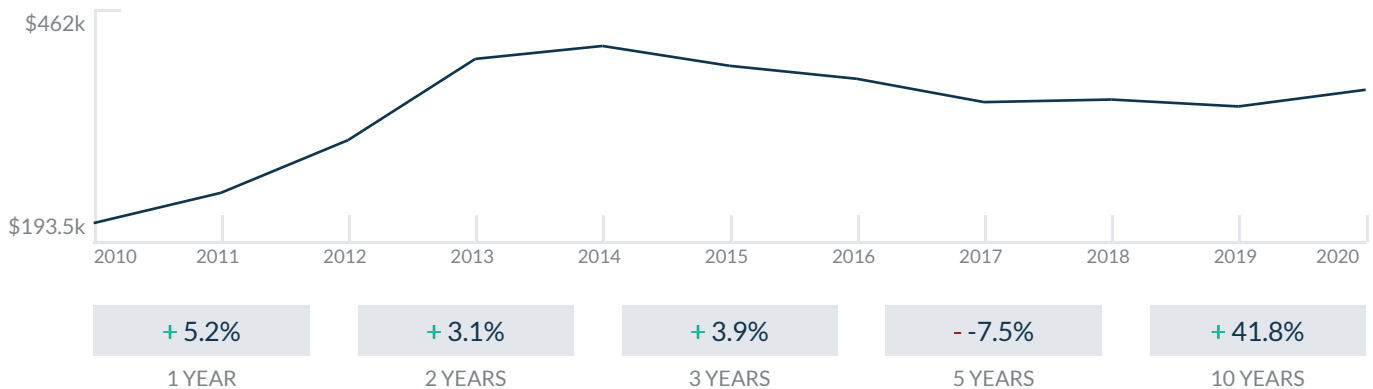
901 Brickell Key BLVD  
Miami, FL 33131

Every month we compile this comprehensive market report focus on Carbonell in this convenient and easy to read format. Our 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 [carbonellcondosforsale.com](http://carbonellcondosforsale.com).

## Property Stats

POSTAL CODE 33131

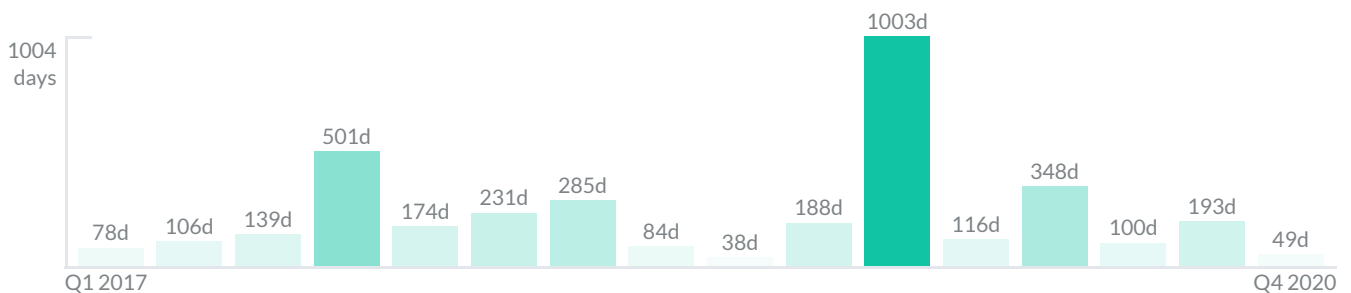
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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

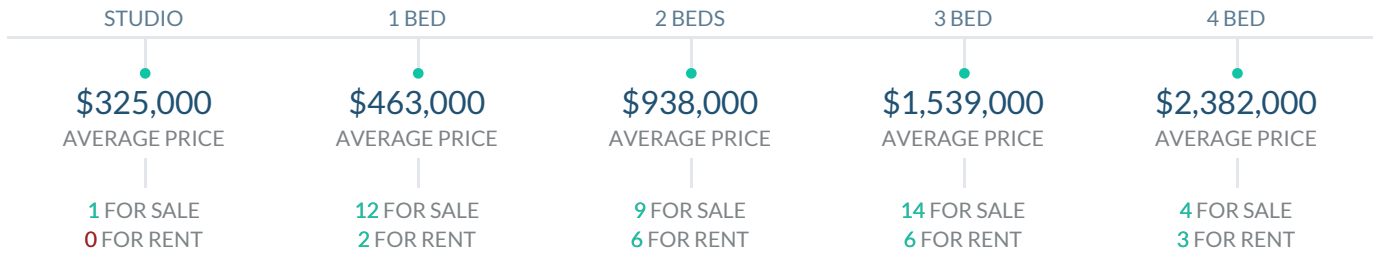
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

# Insights

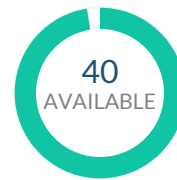
IN CARBONELL

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



-2% to 4.8%  
CAP RATE  
Yearly net income when rent

4.6%  
NEGOTIABILITY  
What you can negotiate

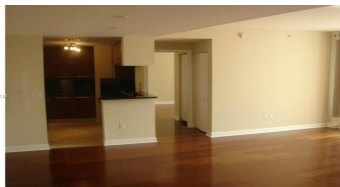


Sale within the last month

# Activity

SOLD OR RENTED

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



\$2,600



UNIT 2301

RENTED | OCT 2020



\$449,000



UNIT 2602

SOLD | OCT 2020



\$2,900



UNIT 3002

RENTED | OCT 2020



\$3,750



UNIT 2903

RENTED | OCT 2020



\$3,750



UNIT 1609

RENTED | OCT 2020



\$995,000



UNIT 1607

SOLD | OCT 2020

## Sold

LAST 20 PROPERTIES SOLD IN CARBONELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2602	\$449,000	1/2	\$417.3	1,076	Oct 2020	49
1607	\$995,000	2/3	\$557.7	1,784	Sep 2020	397
2905	\$778,000	2/3	\$516.9	1,505	Sep 2020	243
605	\$777,000	2/3	\$516.3	1,505	Aug 2020	87
2908	\$1,875,000	4/5	\$655.6	2,860	Aug 2020	73
1508	\$679,000	2/2	\$521.9	1,301	Jul 2020	164
3005	\$785,000	2/3	\$521.6	1,505	Apr 2020	100
3404	\$1,790,000	3/4	\$690.9	2,591	Mar 2020	288
608	\$795,000	2/2	\$611.1	1,301	Feb 2020	104
1202	\$449,000	1/2	\$417.3	1,076	Jan 2020	843
904	\$1,690,000	3/4	\$652.3	2,591	Jan 2020	156
2203	\$770,000	2/3	\$494.2	1,558	Dec 2019	116
408	\$690,000	2/2	\$530.4	1,301	Sep 2019	308
1109	\$635,000	2/2	\$447.8	1,418	Aug 2019	1351
1109	\$635,000	2/21	\$447.8	1,418	Aug 2019	1351
3202	\$578,250	1/2	\$537.4	1,076	Jun 2019	95
PH37...	\$2,650,000	3/4	\$898.0	2,951	Jun 2019	348
1108	\$699,000	2/2	\$537.3	1,301	May 2019	362
1408	\$715,000	2/2	\$549.6	1,301	May 2019	9
804	\$1,695,000	3/4	\$654.2	2,591	May 2019	133

## Rented

LAST 20 PROPERTIES RENTED IN CARBONELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2301	\$2,600	1/2	\$2.5	1,031	Oct 2020	68
3002	\$2,900	1/2	\$2.7	1,076	Oct 2020	58
2903	\$3,750	2/3	\$2.4	1,558	Oct 2020	22
1609	\$3,750	2/3	\$2.6	1,418	Oct 2020	32
3305	\$3,800	2/3	\$2.5	1,505	Sep 2020	54
2406	\$5,100	3/3	\$2.6	1,944	Sep 2020	26
1608	\$3,600	2/2	\$2.8	1,301	Sep 2020	41
1506	\$5,200	3/3	\$2.7	1,944	Aug 2020	152
1802	\$2,699	1/2	\$2.5	1,076	Aug 2020	57
205	\$3,800	2/3	\$2.5	1,505	Aug 2020	71
909	\$3,600	2/3	\$2.5	1,418	Aug 2020	29
3103	\$3,900	2/3	\$2.5	1,558	Jul 2020	24
2402	\$2,725	1/2	\$2.5	1,076	Jul 2020	39
602	\$2,700	1/2	\$2.5	1,076	Apr 2020	330
3407	\$5,500	2/3	\$3.1	1,784	Mar 2020	53
1603	\$3,750	2/3	\$2.4	1,558	Mar 2020	10
1503	\$3,900	2/3	\$2.5	1,558	Mar 2020	9
2802	\$2,750	1/2	\$2.6	1,076	Feb 2020	30
601	\$2,400	1/2	\$2.3	1,031	Feb 2020	7
3406	\$5,300	3/3	\$2.7	1,944	Jan 2020	102

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
304	\$8,000/mth	3/4	\$3.1	2591	Oct 2020	N/A
407	\$999,900	2/3	\$560.5	1784	Sep 2020	CHRISTOPHE...
407	\$5,000/mth	2/3	\$2.8	1784	Sep 2020	CHRISTOPHE...
409	\$735,000	2/2	\$518.3	1418	Oct 2020	CARMEN J RI...
501	\$325,000	0/1	\$488.0	666	Oct 2020	JENNIFER A F...
602	\$395,000	1/2	\$367.1	1076	Sep 2020	N/A
602	\$375,000	1/2	\$348.5	1076	Oct 2020	N/A
704	\$1,685,000	3/4	\$650.3	2591	Sep 2020	FEDERICO TE...
704	\$1,635,000	3/4	\$631.0	2591	Oct 2020	FEDERICO TE...
707	\$990,000	2/3	\$554.9	1784	Sep 2020	GUILLERMO J...
707	\$4,600/mth	2/3	\$2.6	1784	Sep 2020	GUILLERMO J...
707	\$990,000	2/3	\$554.9	1784	Sep 2020	GUILLERMO J...
806	\$5,500/mth	3/3	\$2.8	1944	Sep 2020	SHMUEL SHO...
807	\$5,500/mth	2/3	\$3.1	1784	Sep 2020	RAMON SANT...
1001	\$475,000	1/2	\$460.7	1031	Sep 2020	PEDRO WALT...
1001	\$3,000/mth	1/2	\$2.9	1031	Sep 2020	PEDRO WALT...
1006	\$1,190,000	3/3	\$612.1	1944	Oct 2020	N/A
1104	\$1,399,000	3/4	\$539.9	2591	Sep 2020	N/A
1106	\$5,100/mth	3/3	\$2.6	1944	Sep 2020	N/A
1402	\$480,000	1/2	\$446.1	1076	Oct 2020	FERNANDA F...

## Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1406	\$1,195,000	3/3	\$614.7	1944	Sep 2020	MIA CARBON...
1602	\$485,000	1/2	\$450.7	1076	Sep 2020	MICHELLE AL...
1604	\$6,970/mth	3/4	\$2.7	2591	Sep 2020	CARLOS GILL...
1604	\$1,649,000	3/4	\$636.4	2591	Oct 2020	CARLOS GILL...
1607	\$5,000/mth	2/3	\$2.8	1784	Oct 2020	N/A
1609	\$765,000	2/3	N/A	N/A	Sep 2020	ARMANDO Z...
1701	\$2,550/mth	1/2	\$2.5	1031	Sep 2020	TOWER ENTE...
1701	\$439,900	1/2	\$426.7	1031	Sep 2020	TOWER ENTE...
1708	\$3,700/mth	2/2	\$2.8	1301	Sep 2020	N/A
1807	\$1,100,000	2/3	\$616.6	1784	Oct 2020	N/A
1905	\$5,500/mth	2/3	\$3.7	1505	Oct 2020	JOSE L DAVIL...
2004	\$1,680,000	3/4	\$648.4	2591	Oct 2020	N/A
2005	\$780,000	2/3	\$518.3	1505	Sep 2020	SAMER EL KH...
2006	\$5,400/mth	3/3	\$2.8	1944	Sep 2020	RICHARD EAR...
2104	\$1,690,000	3/4	\$652.3	2591	Oct 2020	
2204	\$1,760,000	3/4	\$679.3	2591	Sep 2020	N/A
2204	\$1,690,000	3/4	\$652.3	2591	Oct 2020	N/A
2208	\$2,350,000	4/5	N/A	N/A	Sep 2020	ALFREDO FRA...
2302	\$470,000	1/2	\$436.8	1076	Sep 2020	INES L BARRO...
2308	\$2,439,000	4/5	\$852.8	2860	Sep 2020	JOAO L CARV...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2308	\$2,350,000	4/5	\$821.7	2860	Oct 2020	JOAO L CARV...
2401	\$468,900	1/2	\$454.8	1031	Sep 2020	SALVADOR K...
2401	\$459,900	1/2	\$446.1	1031	Sep 2020	SALVADOR K...
2401	\$447,990	1/2	\$434.5	1031	Sep 2020	SALVADOR K...
2405	\$815,000	2/3	\$541.5	1505	Oct 2020	EFFETTO NOT...
2608	\$9,900/mth	4/5	\$3.5	2860	Sep 2020	SOFIA MELO
2702	\$470,000	1/2	\$436.8	1076	Sep 2020	EDUARDO BA...
2906	\$1,450,000	3/3	\$745.9	1944	Sep 2020	ROBERTO DO...
3006	\$1,169,000	3/3	\$601.3	1944	Sep 2020	HUMBERTO I...
3204	\$1,760,000	3/4	\$679.3	2591	Sep 2020	
3204	\$8,500/mth	3/4	\$3.3	2591	Oct 2020	
3408	\$10,490/mth	4/5	\$3.7	2860	Sep 2020	DARKO DEJA...
3408	\$2,390,000	4/5	\$835.7	2860	Sep 2020	DARKO DEJA...
3408	\$9,850/mth	4/5	\$3.4	2860	Oct 2020	DARKO DEJA...
3502	\$595,000	1/2	\$553.0	1076	Sep 2020	DOMINICK C...
3507	\$1,270,000	2/3	\$711.9	1784	Oct 2020	N/A
3706	\$1,600,000	3/3	\$823.0	1944	Oct 2020	N/A