

Market Report

February, 2021



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

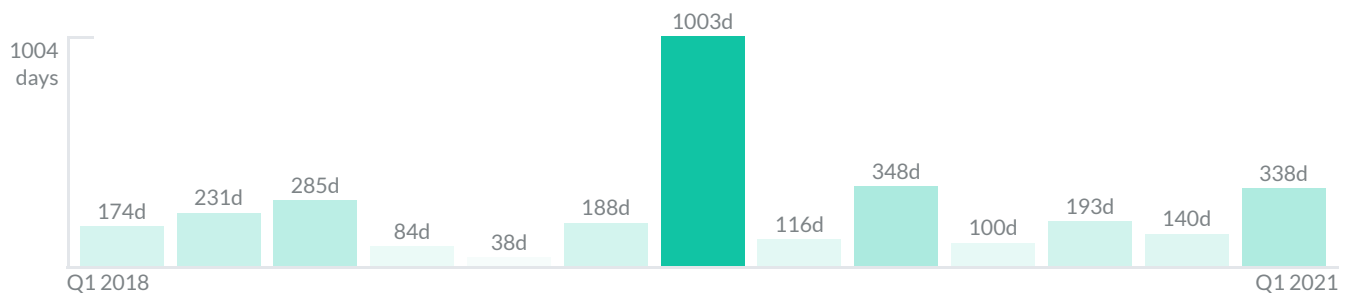
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

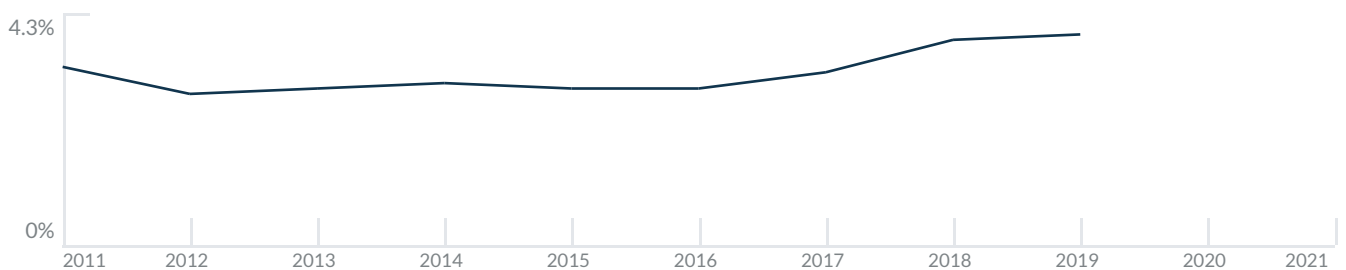
30 YEARS FIXED 4.4%



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 For	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

Insights

IN CARBONELL

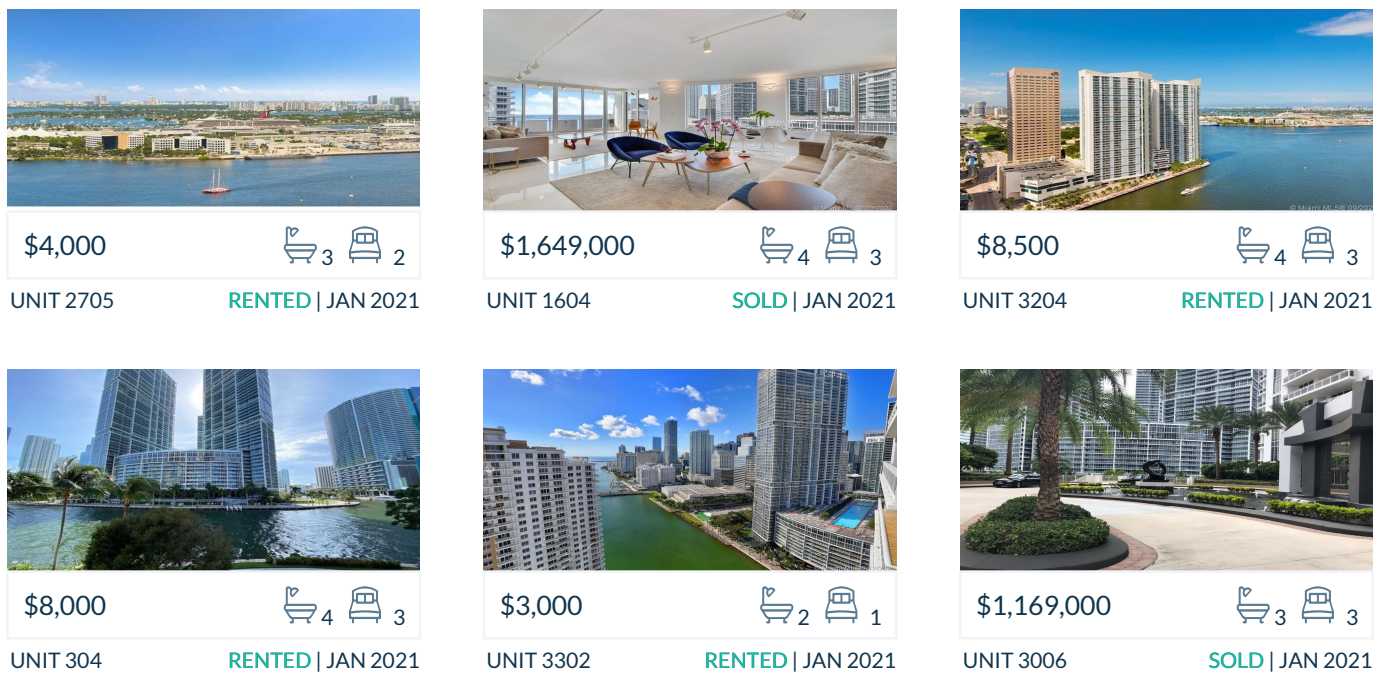
Below the average listing prices of available unit per property type.



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
1604	\$1,649,000	3/4	\$636.4	2,591	Jan 2021	74
3006	\$1,169,000	3/3	\$601.3	1,944	Jan 2021	601
2405	\$815,000	2/3	\$541.5	1,505	Dec 2020	329
2104	\$1,690,000	3/4	\$652.3	2,591	Dec 2020	37
2006	\$999,900	3/3	\$514.4	1,944	Dec 2020	267
602	\$375,000	1/2	\$348.5	1,076	Nov 2020	19
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

Rented

LAST 20 PROPERTIES RENTED IN CARBONELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2705	\$4,000	2/3	\$2.7	1,505	Jan 2021	36
3204	\$8,500	3/4	\$3.3	2,591	Jan 2021	118
304	\$8,000	3/4	\$3.1	2,591	Jan 2021	132
3302	\$3,000	1/2	\$2.8	1,076	Jan 2021	61
801	\$2,400	1/2	\$2.3	1,031	Jan 2021	51
1807	\$5,700	2/3	\$3.2	1,784	Nov 2020	19
807	\$5,500	2/3	\$3.1	1,784	Nov 2020	96
3408	\$9,850	4/5	\$3.4	2,860	Nov 2020	48
1208	\$3,500	2/2	\$2.7	1,301	Nov 2020	17
2005	\$3,500	2/3	\$2.3	1,505	Nov 2020	18
2908	\$9,000	4/5	\$3.1	2,860	Oct 2020	48
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
407	\$1,100,000	2/3	\$616.6	1784	Dec 2020	CHRISTOPHE...
501	\$325,000	0/1	\$488.0	666	Nov 2020	JENNIFER A F...
505	\$900,000	2/3	\$598.0	1505	Jan 2021	N/A
704	\$1,635,000	3/4	\$631.0	2591	Dec 2020	FEDERICO TE...
707	\$990,000	2/3	\$554.9	1784	Nov 2020	GUILLERMO J...
805	\$900,000	2/3	\$598.0	1505	Jan 2021	VICTORIA CU...
1002	\$470,000	1/2	\$436.8	1076	Jan 2021	ALFONSO FIG...
1003	\$3,800/mth	2/3	\$2.4	1558	Jan 2021	N/A
1006	\$1,190,000	3/3	\$612.1	1944	Nov 2020	N/A
1104	\$1,399,000	3/4	\$539.9	2591	Jan 2021	N/A
1106	\$1,187,000	3/3	\$610.6	1944	Jan 2021	N/A
1402	\$480,000	1/2	\$446.1	1076	Dec 2020	FERNANDA F...
1503	\$820,000	2/3	\$526.3	1558	Jan 2021	ALFONSO FIG...
1602	\$480,000	1/2	\$446.1	1076	Nov 2020	MICHELLE AL...
1607	\$4,700/mth	2/3	\$2.6	1784	Jan 2021	N/A
1701	\$435,900	1/2	\$422.8	1031	Jan 2021	TOWER ENTE...
1807	\$1,100,000	2/3	\$616.6	1784	Dec 2020	N/A
2004	\$1,680,000	3/4	\$648.4	2591	Nov 2020	N/A
2204	\$1,690,000	3/4	\$652.3	2591	Nov 2020	N/A
2302	\$450,000	1/2	\$418.2	1076	Jan 2021	INES L BARRO...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2308	\$2,350,000	4/5	\$821.7	2860	Nov 2020	JOAO L CARV...
2401	\$439,900	1/2	\$426.7	1031	Jan 2021	SALVADOR K...
2505	\$950,000	2/3	\$631.2	1505	Jan 2021	901 BRICKELL...
2505	\$3,950/mth	2/3	\$2.6	1505	Jan 2021	901 BRICKELL...
2608	\$2,390,000	4/5	\$835.7	2860	Jan 2021	SOFIA MELO
2801	\$2,600/mth	1/1	\$2.5	1031	Jan 2021	ENRIQUE GER...
2901	\$2,700/mth	1/2	\$2.6	1031	Jan 2021	RAMAKRISHN...
2906	\$1,450,000	3/3	\$745.9	1944	Jan 2021	ROBERTO DO...
3504	\$1,749,999	3/4	\$675.4	2591	Jan 2021	HOMERO CA...
3507	\$1,270,000	2/3	\$711.9	1784	Nov 2020	N/A
3706	\$1,600,000	3/3	\$823.0	1944	Nov 2020	N/A