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ANDRE DE BRITTO, Realtor®
Associate **Coldwell Banker**

4000 Ponce de Leon Blvd, Suite 700
Coral Gables, FL 33146

C. 305.788.0455

Andre.Debritto@cbrealty.com

AdBrealtor.com



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This free report aims to inform about condominiums in South Florida.

About the Author - Andre De Britto is a partner at VOA Global and a realtor associated with Coldwell Banker, with over 20 years of experience.

Coldwell Banker - One of the largest brokerages in the United States owned by Realogy (NYSE: RLGY), based in Madison, New Jersey. It was founded in 1906 in San Francisco and had approximately 3,000 offices in 49 countries and territories.

MARKET SNAPSHOT



ZIP CODE: 33129 - MAY 2022
Condominium



\$1.01M Avg. Sales Price \uparrow 21%



30

No. of Prop. Sold

\downarrow 14%



\$558

Avg. Sales Price per
Sqft.

\uparrow 10%



38

No. of Props. for Sale

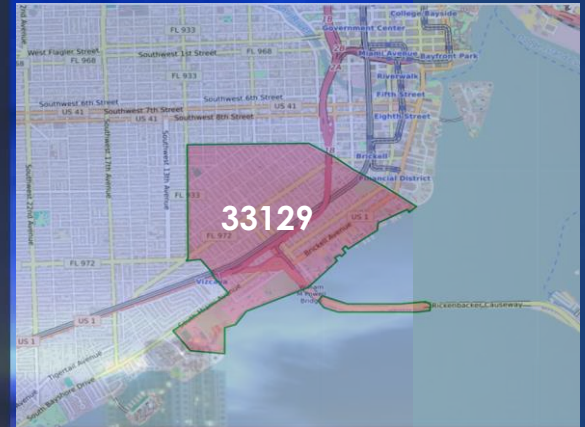
\downarrow 29%



34

New Listings

\uparrow 12%



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COLDWELL BANKER

Available on June 7th, 2022 – Brickell Place

Status	Address	List Price	Price SqFt	#Beds	#FBaths	#HBaths	SqFt Liv Area	#Garage	WF
A	1915 Brickell Ave Unit#CPH2	\$4,250,000 ↓	\$1,545	3	3	1	2,750	2	Yes
A	1865 Brickell Ave Unit#A508	\$1,599,000 ↓	\$481	4	4	0	3,322	4	Yes
A	1901 Brickell Ave Unit#BPH8	\$1,580,000	\$622	3	3	0	2,541	2	Yes
A	1915 Brickell Ave # C501	\$680,000	\$433	2	2	0	1,567	1	Yes
A	1901 Brickell Ave Unit#B614	\$699,000	\$406	2	2	0	1,723	1	Yes
A	1901 Brickell Ave Unit#B1403	\$425,000	\$399	1	1	1	1,064	1	Yes
AC	1915 Brickell Ave Unit#C408	\$959,900	\$452	3	2	1	2,124	1	No
AC	1915 Brickell Ave Unit#1501	\$760,000	\$485	2	2	0	1,567	1	Yes
AC	1915 Brickell Ave Unit#CC7	\$285,000	\$885	0	1	0	322	0	Yes

A- Active
AC - Active With Contract

Source - Southeast Florida MLS



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Pending Sales on June 7th 2022– Brickell Place

Status	Address	List Price	SqFt Price	#Beds	#FBaths	#HBaths	SqFt Liv Area	#Garage	WF
PS	1925 Brickell Ave Unit#DPH7	\$1,699,000	\$752	3	3	0	2,260	2	Yes
PS	1925 Brickell Ave Unit#D1913	\$775,000	\$480	2	2	0	1,615	1	Yes
PS	1865 Brickell Ave Unit#A905	\$394,000	\$454	1	1	1	868	1	Yes
PS	1901 Brickell Ave Unit#B1704	\$379,000	\$437	1	1	1	868	1	Yes

PS – Pending Sale

Source - Southeast Florida MLS



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For Renting on June 7th 2022– Brickell Place

Status	Address	Asking Price	SqFt Price	#Beds	#FBaths	#HBaths	SqFt Liv Area	#Garage	WF
A	1865 Brickell Ave Unit#A508	\$10,000	\$3.01	4	4	0	3322	4	Yes
P	1901 Brickell Ave Unit#B1712	\$3,700	\$2.71	2	2	0	1,362	1	Yes
P	1901 Brickell Ave Unit#B709	\$6,300	\$2.95	3	2	1	2,133	1	No
P	1915 Brickell Ave Unit#C908	\$6,5000	\$3.06	3	2	1	2,124	2	Yes

A – Active
P - Pending

Source - Southeast Florida MLS

Rented, Last 180 days – Brickell Place

Address	Asking Price	Closing Price	#Beds	#FBaths	#HBaths	SqFt Liv Area	#Garage	WF	Closing
1865 Brickell Ave Unit#A705	\$3,500	\$3,500	2	2	0	1,316	2	Yes	6/1/2022
1925 Brickell Ave Unit#2109	\$2,800	\$2,800	1	1	1	1,064	1	Yes	4/12/2022
1865 Brickell Ave Unit#A807	\$5,000	\$5,000	2	2	0	1,723	2	Yes	4/8/2022
1901 Brickell Ave Unit#B2103	\$2,900	\$2,900	1	1	1	1,064	1	Yes	3/24/2022
1901 Brickell Ave Unit#B2402	\$3,200	\$3,200	2	2	0	1,661	1	No	3/15/2022
1925 Brickell Ave Unit#1110	\$4,500	\$4,300	2	2	0	1,661	2	No	3/8/2022
1865 Brickell Ave Unit#A801	\$3,000	\$2,800	0	0	0	1,316	0	Yes	3/3/2022
1915 Brickell Ave Unit#C511	\$2,800	\$2,850	1	1	5	1,064	1	Yes	2/28/2022
1865 Brickell Ave Unit#A2012	\$2,600	\$2,700	1	2	0	1,005	1	Yes	2/7/2022
1901 Brickell Ave Unit#B1708	\$3,750	\$3,500	2	2	0	1,362	1	Yes	1/20/2022
1901 Brickell Ave Unit#B2214	\$2,300	\$2,400	1	1	1	868	1	Yes	12/10/2021



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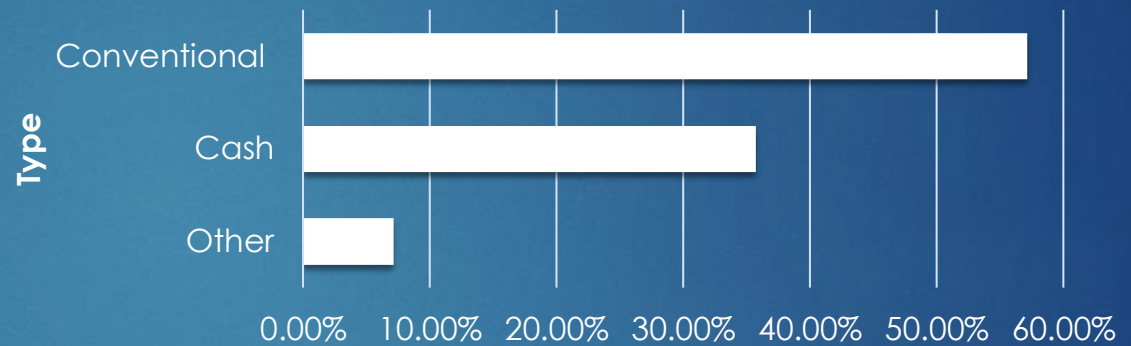
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Closed, last 180 days - Brickell Place

28 Proprieties Sold

- 09 - @1865 Brickell Ave
- 09 - @1901 Brickell Ave
- 06 - @1915 Brickell Ave
- 04 - @1925 Brickell Ave

Closing Type



Source - Southeast Florida MLS



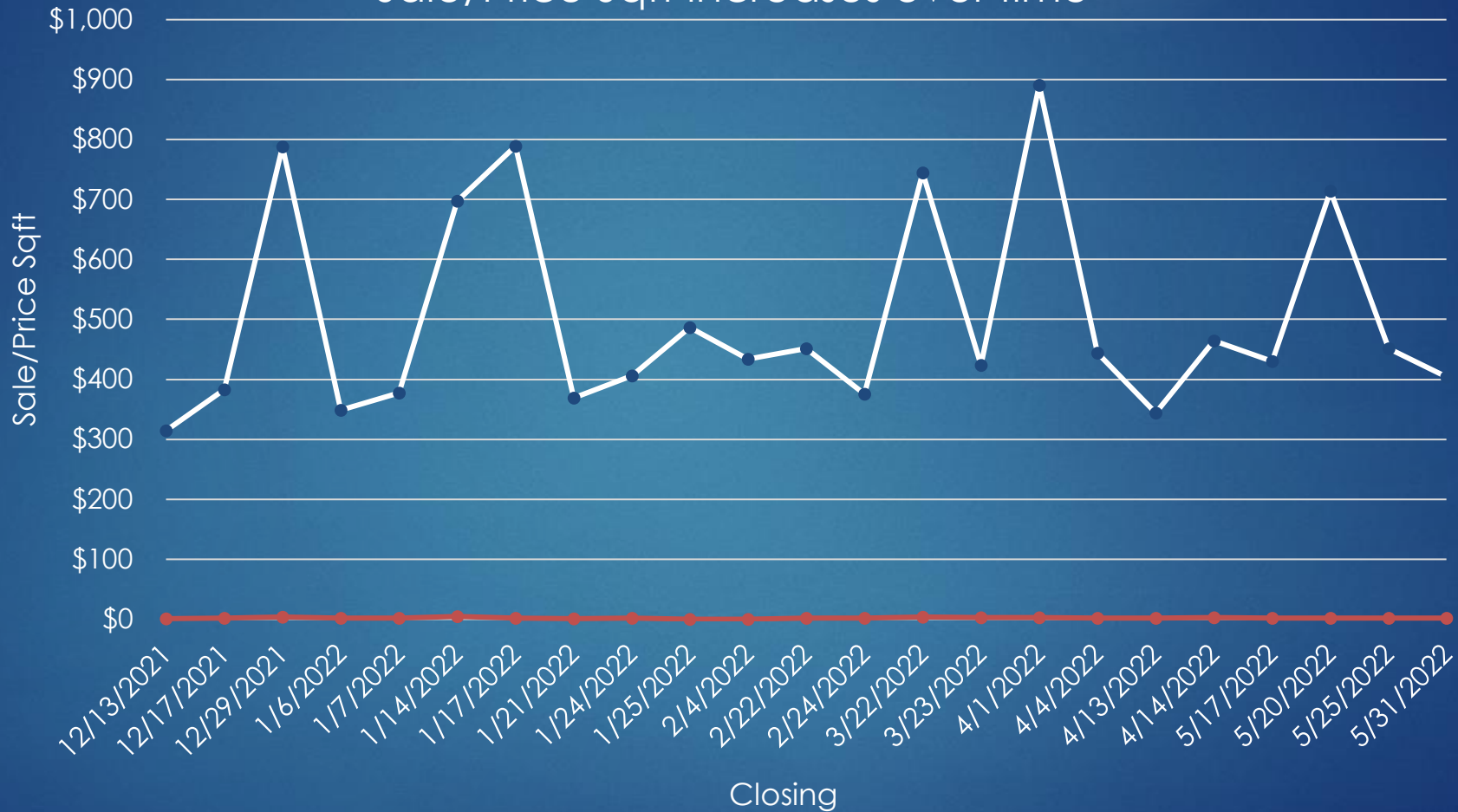
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Closed Last 180 days– Brickell Place

Sale/Price Sqft increases over time



Source - Southeast Florida MLS



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Closed Last 180 Days – Brickell Place

Address	List Price	Sale Price	Sale/Price %	Sale/Price Sqft	#Beds	#FBaths	#HBaths	SqFt Liv Area	#Garage	WF	Closing	Type
1901 Brickell Ave Unit#B1511	\$565,000	\$550,000	97.35%	\$404	2	2	0	1,362	1	Yes	5/31/2022	Conv
1865 Brickell Ave Unit#A1508	\$770,000	\$750,000	97.40%	\$452	2	2	0	1,661	1	Yes	5/25/2022	\$
1901 Brickell Ave Unit#B606	\$410,000	\$390,000	95.12%	\$367	1	1	1	1,064	0	Yes	5/20/2022	\$
1865 Brickell Ave Unit#A2006	\$385,000	\$370,000	96.10%	\$348	1	1	1	1,064	1	Yes	5/20/2022	Conv
1901 Brickell Ave Unit#B1701	\$730,000	\$715,000	97.95%	\$430	2	2	0	1,661	1	Yes	5/17/2022	\$
1915 Brickell Ave Unit#CPH9	\$1,300,000	\$975,000	75.00%	\$464	3	3	0	2,100	2	Yes	4/14/2022	Conv
1925 Brickell Ave Unit#1112	\$490,000	\$490,000	100.00%	\$344	2	2	0	1,424	1	Yes	4/13/2022	\$
1865 Brickell Ave Unit#A1111	\$598,500	\$605,000	101.09%	\$444	2	2		1,362	1	Yes	4/4/2022	Other
1865 Brickell Ave Unit#A614	\$785,000	\$760,000	96.82%	\$441	2	2	0	1,723	1	Yes	4/1/2022	Conv
1901 Brickell Ave Unit#B2404	\$395,000	\$390,000	98.73%	\$449	1	1	1	868	1	Yes	4/1/2022	\$
1901 Brickell Ave Unit#BPH1	\$1,500,000	\$1,310,000	87.33%	\$424	3	3	0	3,090	2	Yes	3/23/2022	Conv
1901 Brickell Ave Unit#B408	\$559,000	\$550,000	98.39%	\$331	2	2	0	1,661	1	Yes	3/22/2022	\$
1915 Brickell Ave Unit#C510	\$539,000	\$544,000	100.93%	\$413	2	2	0	1,316	0	Yes	3/22/2022	Conv
1915 Brickell Ave Unit#1612-C	\$560,000	\$535,000	95.54%	\$376	2	2	0	1,424	1	Yes	2/24/2022	Conv
1865 Brickell Ave Unit#A1801	\$749,700	\$749,000	99.91%	\$451	2	2	0	1,661	1	Yes	2/22/2022	Conv
1865 Brickell Ave Unit#A205	\$195,000	\$167,500	85.90%	\$434	0	1	0	386	0	Yes	2/4/2022	\$
1925 Brickell Ave		\$1,100,000		\$487	0	0	0	2,260			1/25/2022	Conv

Conv – Conventional Loan
\$ - Cash

Source - Southeast Florida MLS



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Closed Last 180 Days – Brickell Place

Address	List Price	Sale Price	Sale/Price Sqft	#Beds	#FBaths	#HBaths	SqFt Liv Area	#Garage	WF	Closing	Type	
1915 Brickell Ave Unit#C1511	\$545,000	\$534,000	97.98%	\$406	2	2	0	1,316	1	Yes	1/24/2022	Conv
1901 Brickell ave Unit#B504	\$328,900	\$320,000	97.29%	\$369	1	1	5	868	1	Yes	1/21/2022	\$
1865 Brickell Ave Unit#ATH XII	\$1,550,000	\$1,450,000	93.55%	\$788	2	2	1	1,839	2	Yes	1/17/2022	Conv
1901 Brickell Ave Unit#B409	\$775,000	\$775,000	100.00%	\$363	3	2	1	2,133	1	Yes	1/14/2022	Conv
1865 Brickell Ave Unit#A914	\$575,000	\$575,000	100.00%	\$334	2	2	0	1,723	1	Yes	1/14/2022	Conv
1915 Brickell Ave Unit#813C	\$650,000	\$610,000	93.85%	\$378	2	2	1	1,615	1	No	1/7/2022	Conv
1865 Brickell Ave Unit#A1812	\$485,000	\$475,000	97.94%	\$349	2	2	0	1,362	1	Yes	1/6/2022	\$
1915 Brickell Ave Unit#C1008	\$895,000	\$850,000	94.97%	\$400	3	2	1	2,124	1	Yes	12/29/2021	Conv
1925 Brickell Ave Unit#2003	\$395,000	\$390,000	98.73%	\$388	1	1	1	1,005	1	Yes	12/29/2021	other
1925 Brickell Ave Unit#1512	\$565,000	\$545,000	96.46%	\$383	2	2	0	1,424	1	Yes	12/17/2021	\$
1901 Brickell Ave Unit#B1706	\$350,000	\$335,000	95.71%	\$315	1	1	1	1,064	1	No	12/13/2021	Conv

Conv – Conventional Loan
\$ - Cash

Source - Southeast Florida MLS



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Selected Active Listing - Brickell Ave, 33129

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1627 Brickell Ave Unit#601
Imperial Brickell Imperial Brickell
Asking Price \$1,300,000
BD 3 - Bath 2 - Half BA 1 - SqFt LIV 1,792 – Gar 1



2101 Brickell Ave Unit#2401
Skyline on Brickell
Asking Price \$799,900
BD 2 – Bath 2 - SqFt LIV 1,367 – Gar 2

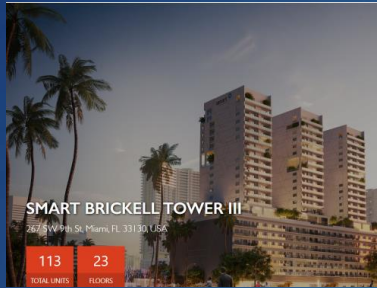


2475 Brickell Ave Unit#2305
The Metropolitan
Asking Price \$465,000
BD 1 – Bath 1– SqFt LIV 850 – Gar 1



2333 BRICKELL AVE Unit#2006
Brickell Bay Club
Asking Price \$690,000
BD 2 – Bath 2- SqFt LIV 1,760 – Gar 1





Smart Brickell

Type - Investment Short Rental Units (95% Sold)
Prices from - US\$ 318K

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Aston Martin

Type - Luxury Condo Units (92% Sold)
Prices from - US\$ 950K

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Lofty Miami

Type - Investment Short Rental
Release Date : 2024
Prices from - US\$ 520K

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Cipriani Residence

Type - Luxury Condo
Units - 1 to 4 BR
Prices from - US\$ 1.1 mi

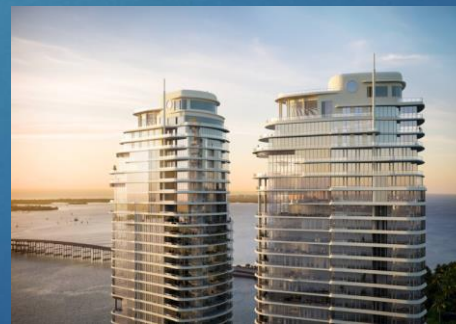
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Mission Baia

Type - Investment Short Rental
Release Date : 2022
Prices from - US\$ 850k

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St Regis Brickell

Type - Luxury Condo
Units - 2 to 7 BR
Prices from - US\$ 2.5 mi

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