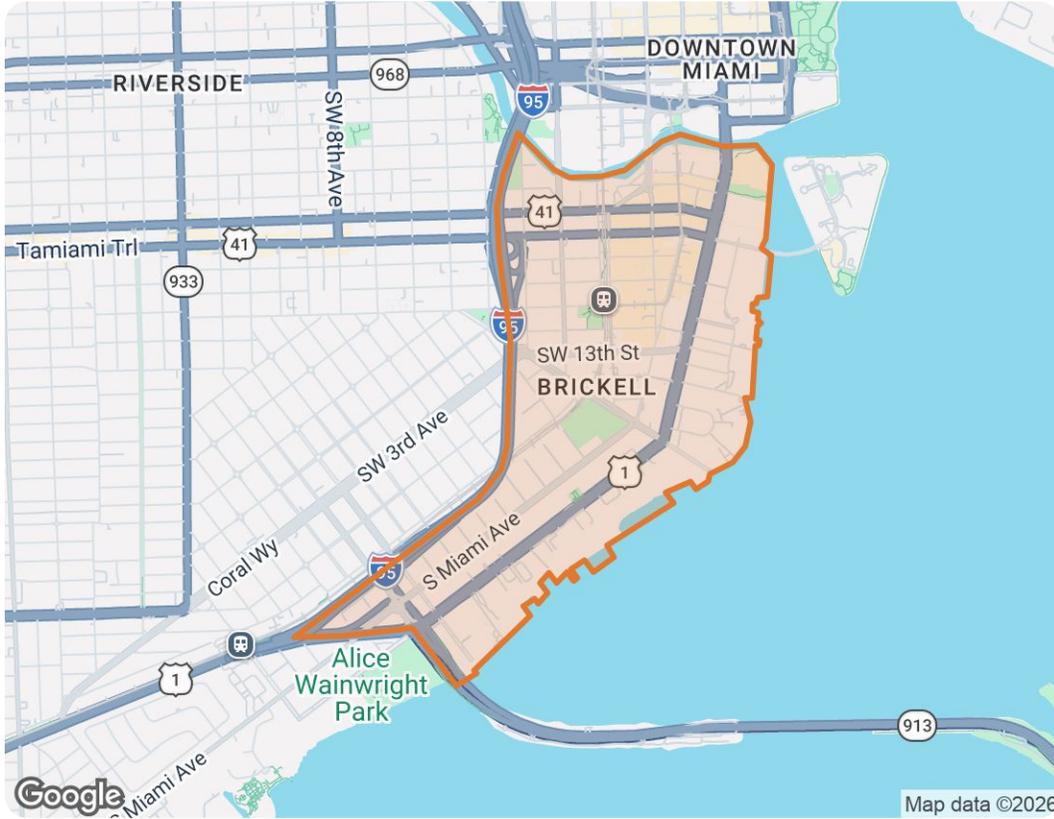


Brickell in Miami, FL



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Brickell in Miami, FL

Market Trends

Market Trends for Brickell in Miami, FL

Single Family + Condo/Townhouse/Apt.

January 2026

Market Type

Seller's
Market

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p>16.4</p> <p>↑ 1.86% MoM</p>	<p>Sold to List Price %</p> <p>92.7%</p> <p>↓ 1.95% MoM</p>	<p>Median Days in RPR</p> <p>133</p> <p>↑ 56.47% MoM</p>	<p>Median Sold Price</p> <p>\$585,000</p> <p>↓ 7.51% MoM</p>
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January 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

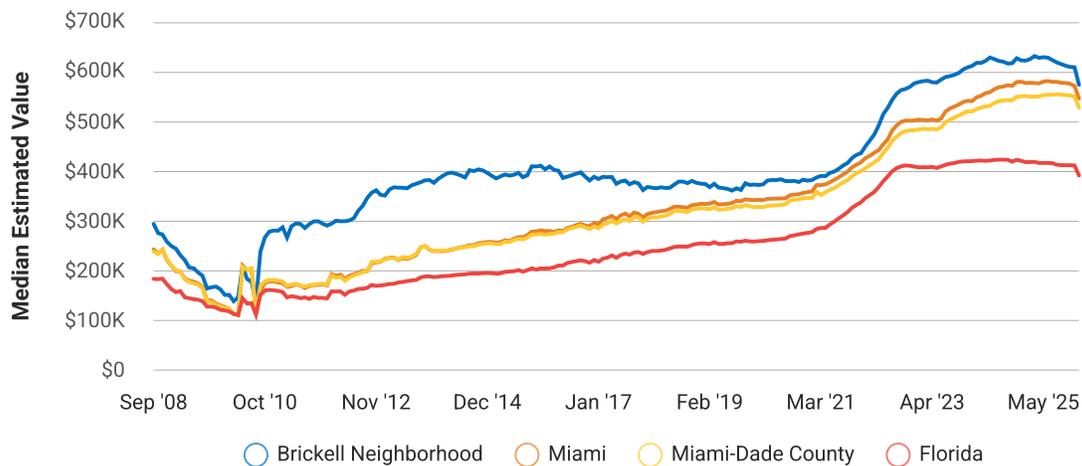
\$573,620

Last Month Change

-5.8%

12 Month Change

-7.8%



Brickell in Miami, FL

January 2026 Active Listings

Brickell in Miami, FL

Single Family + Condo/Townhouse/Apt.

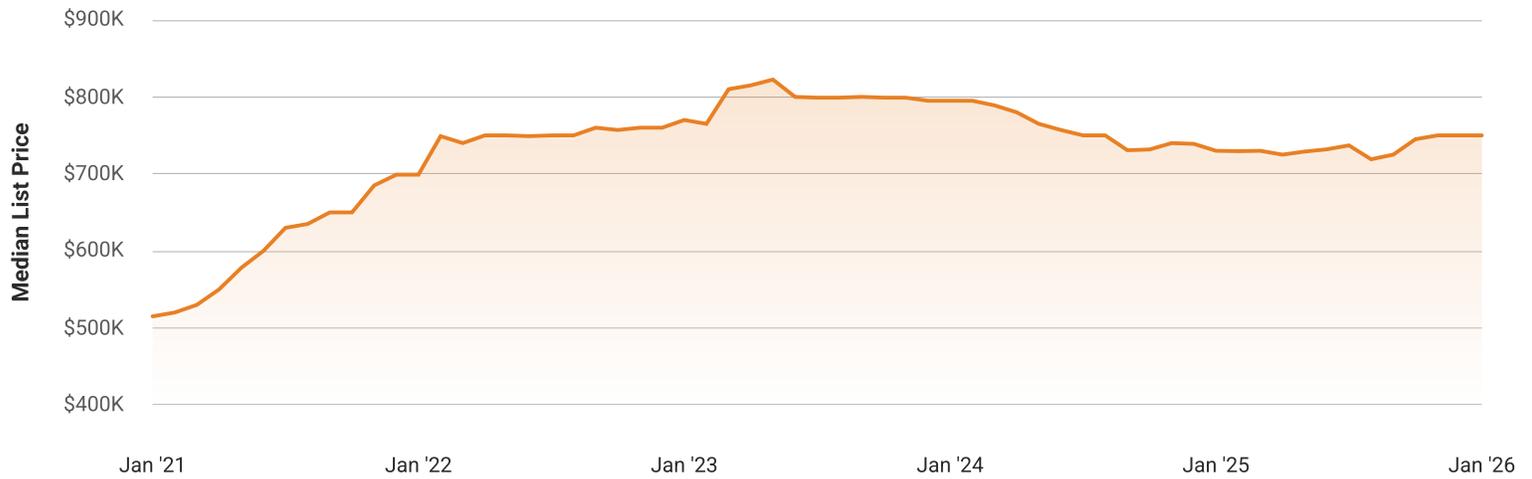
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$750,000

● 0% Month over Month



Brickell in Miami, FL

January 2026 Sold Listings

Brickell in Miami, FL

Single Family + Condo/Townhouse/Apt.

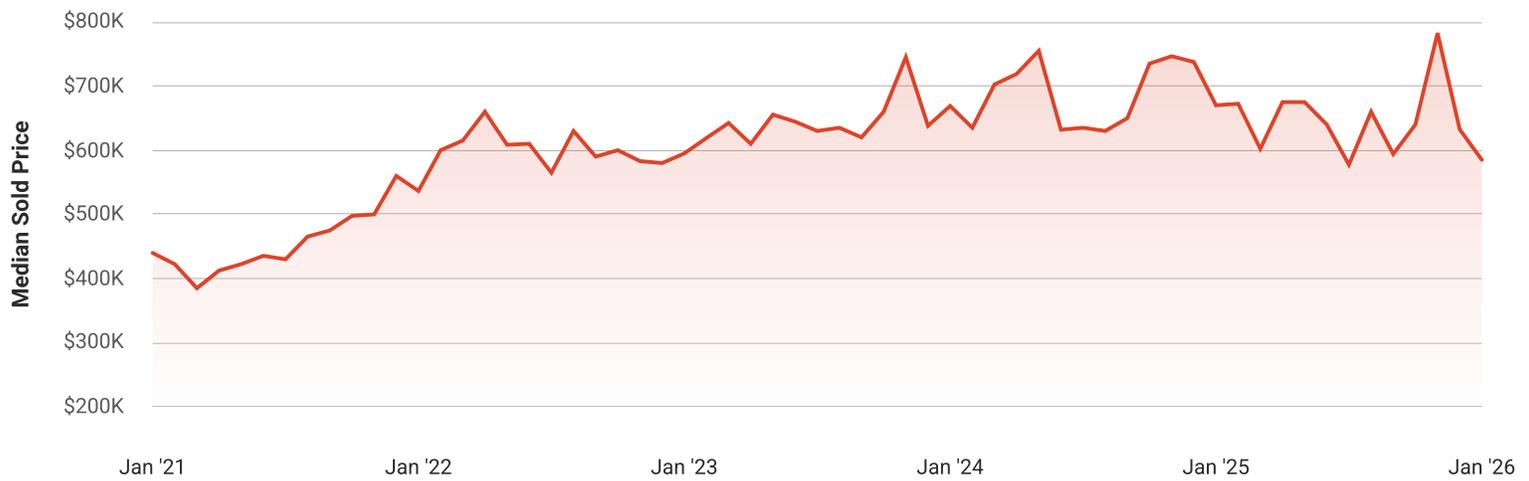
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$585,000

↓ 7.5% Month over Month



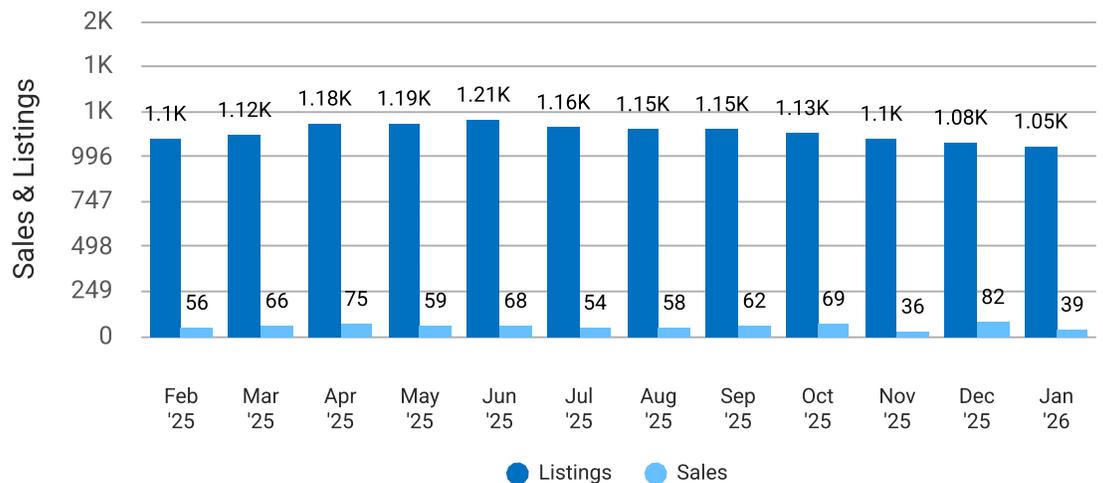
Total Sales and Active Listings in Brickell in Miami, FL

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Brickell in Miami, FL

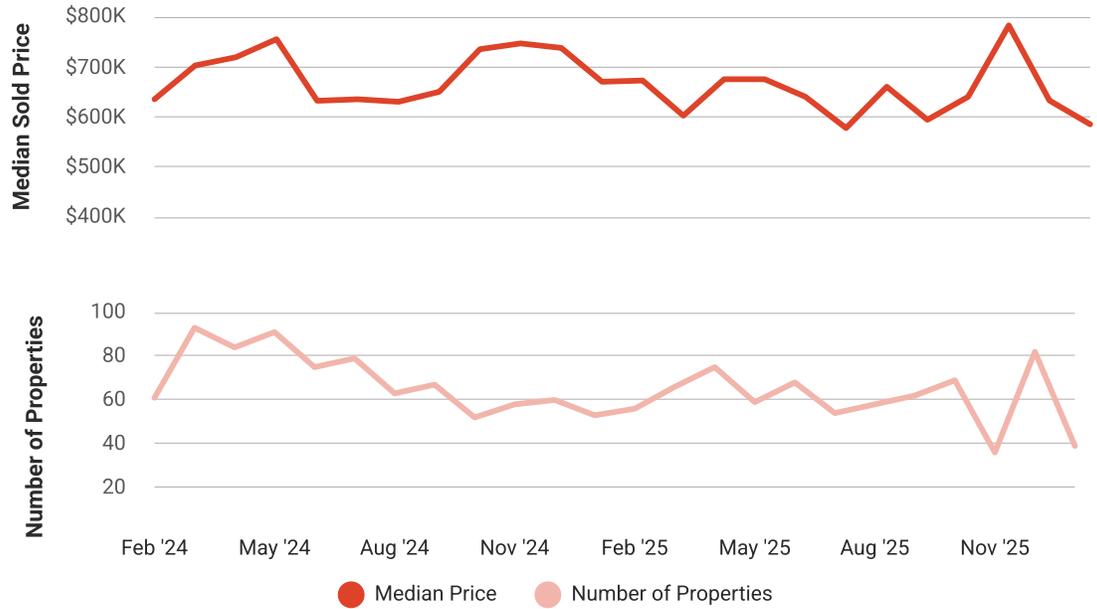
Median Sold Price vs Sold Listings in Brickell in Miami, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



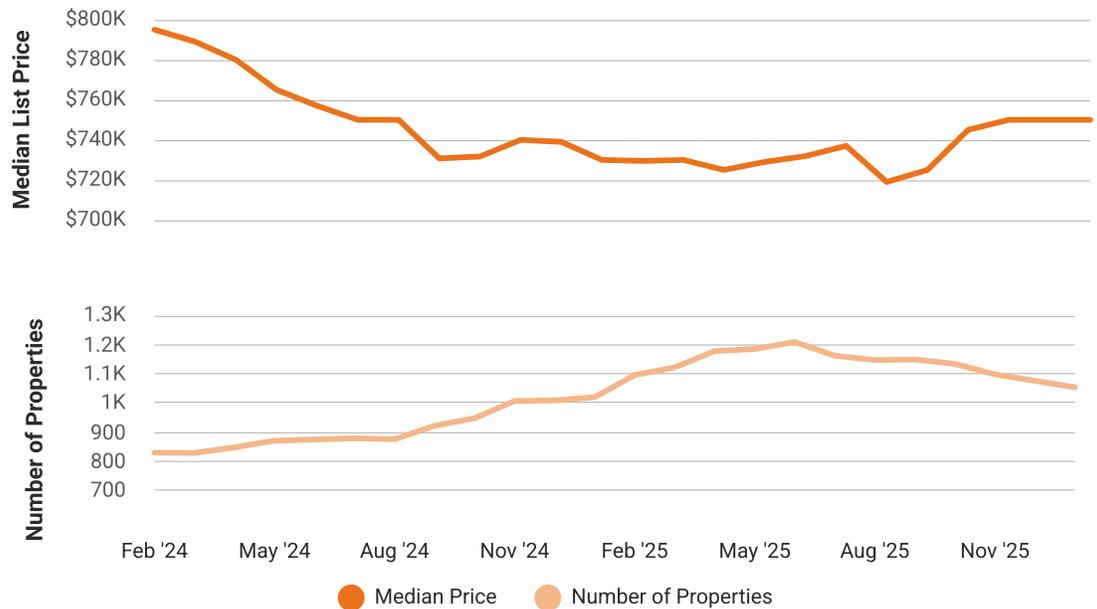
Median List Price vs Active Listings in Brickell in Miami, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Brickell in Miami, FL

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 1/31/2026	\$573,620	\$608,990 -5.81%	\$612,030 -6.28%	\$622,220 -7.81%	\$611,800 -6.24%	\$579,250 -0.97%
Median Sold Price Last Updated: 1/31/2026	\$585,000	\$632,500 -7.51%	\$640,000 -8.59%	\$670,000 -12.69%	\$669,000 -12.56%	\$595,000 -1.68%
Median List Price Last Updated: 1/31/2026	\$750,000	\$750,000 0%	\$745,000 +0.67%	\$730,000 +2.74%	\$795,000 -5.66%	\$770,000 -2.6%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Brickell in Miami, FL

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

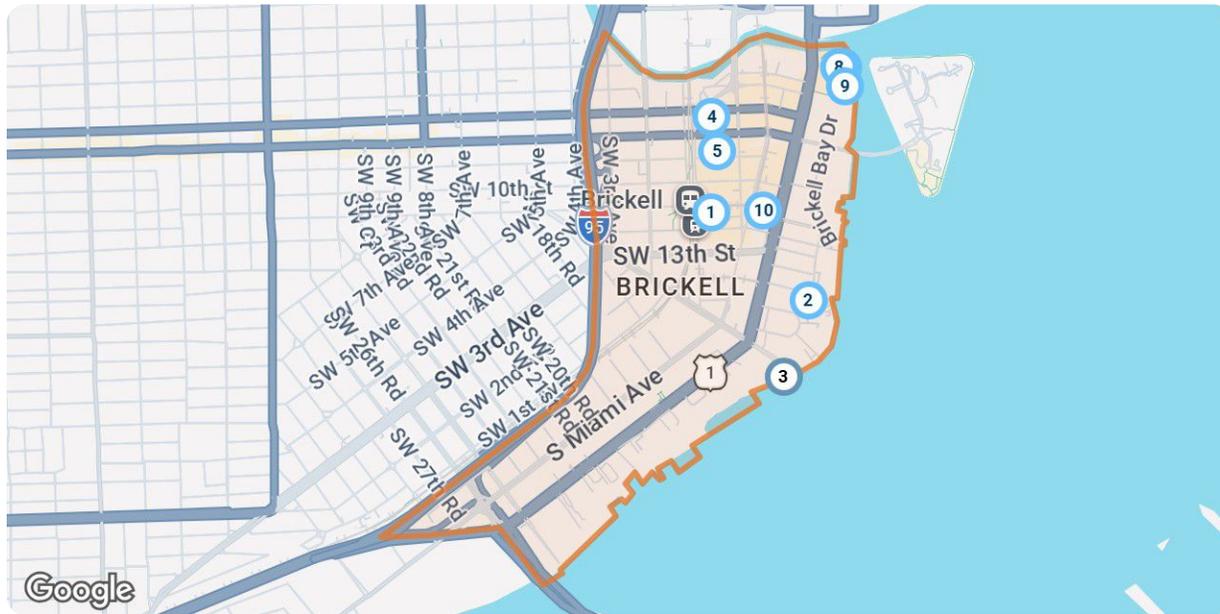
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$395,000	\$395,000	\$410,000	\$74,550
Median Listing Price / Est.Value	\$655,000	\$632,500	\$515,000	\$613,510
Highest Listing Price / Est.Value	\$1,680,000	\$1,850,000	\$4,050,000	\$3,104,450
Average Price / sqft	\$747	\$749	\$695	\$561
Median Price / sqft	\$764	\$838	\$546	\$521
Average Days in RPR	4	126	178	-
Median Days in RPR	3	114	182	-
Total Volume	\$7,535,000	\$8,727,000	\$10,575,000	\$8,978,870
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Brickell in Miami, FL

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active Under Contract

New: 10 properties

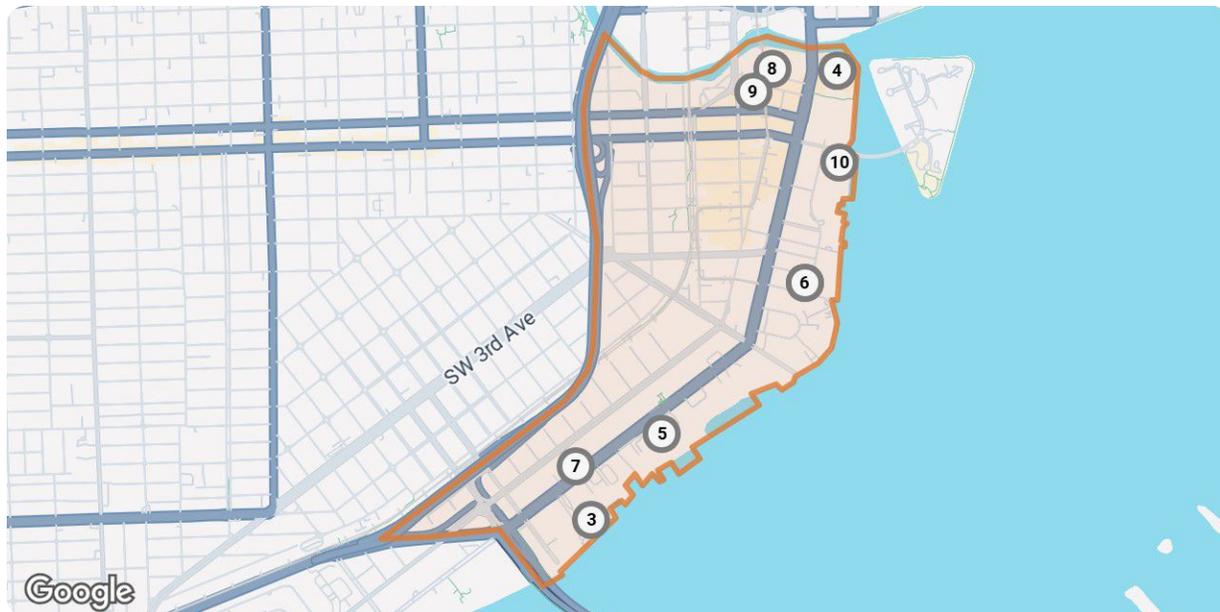
	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	1111 SW 1st Ave, Apt 2114N Miami, FL 33130 MLS ID: A11965165 ● Active / For Sale <i>Listing Courtesy of Compass Florida, LLC</i>	Condo/Townhouse/Apt.	2/2	1,107	-	2008	2/13/2026 2 days \$650,000 \$587/sq ft
2	218 SE 14th St, Apt 1504 Miami, FL 33131 MLS ID: A11964614 ● Active / For Sale <i>Listing Courtesy of London Foster Realty</i>	Condo/Townhouse/Apt.	1/1	820	-	2006	2/12/2026 3 days \$395,000 \$482/sq ft
3	200 SE 15th Rd, Apt 15C Miami, FL 33129 MLS ID: A11955798 ● Active Under Contract / For Sale <i>Listing Courtesy of One Sotheby'S International Realty</i>	Condo/Townhouse/Apt.	2/2	984	-	1974	2/3/2026 12 days \$795,000 \$808/sq ft
4	88 SW 7th St, Apt 2204 Miami, FL 33130 MLS ID: A11964768 ● Active / For Sale <i>Listing Courtesy of Envirotek Realty</i>	Condo/Townhouse/Apt.	2/2	1,400	-	2016	2/12/2026 3 days \$1,050,000 \$750/sq ft
5	55 SW 9th St, Apt 3906 Miami, FL 33130 MLS ID: A11964232 ● Active / For Sale <i>Listing Courtesy of One Sotheby'S International Realty</i>	Condo/Townhouse/Apt.	3/4	1,290	-	2017	2/12/2026 3 days \$1,680,000 \$1,302/sq ft

Brickell in Miami, FL

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>465 Brickell Ave, Apt 917 Miami, FL 33131 MLS ID: A11964591 ● Active / For Sale</p> <p><i>Listing Courtesy of BHHS EWM Realty</i></p>	Condo/Townhouse/Apt.	1/1	882	-	2008	2/12/2026 3 days	\$660,000 \$748/sq ft
7	 <p>475 Brickell Ave, Apt 3510 Miami, FL 33131 MLS ID: A11964727 ● Active / For Sale</p> <p><i>Listing Courtesy of Fortune Christie'S International Real Estate</i></p>	Condo/Townhouse/Apt.	-/1	546	-	2008	2/12/2026 3 days	\$425,000 \$778/sq ft
8	 <p>475 Brickell Ave, Apt 3513 Miami, FL 33131 MLS ID: A11960767 ● Active / For Sale</p> <p><i>Listing Courtesy of Harbour Residential Realty LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,012	-	2008	2/12/2026 3 days	\$795,000 \$786/sq ft
9	 <p>495 Brickell Ave, Apt 3208 Miami, FL 33131 MLS ID: A11955919 ● Active / For Sale</p> <p><i>Listing Courtesy of Cervera Real Estate Inc.</i></p>	Condo/Townhouse/Apt.	1/1	732	-	2009	2/12/2026 3 days	\$595,000 \$813/sq ft
10	 <p>1050 Brickell Ave, Apt 422 Miami, FL 33131 MLS ID: A11964743 ● Active / For Sale</p> <p><i>Listing Courtesy of BZG International, LLC</i></p>	Condo/Townhouse/Apt.	1/2	1,167	-	2008	2/12/2026 3 days	\$490,000 \$420/sq ft

Pending

Source: Listings



Legend

● Pending



Brickell in Miami, FL

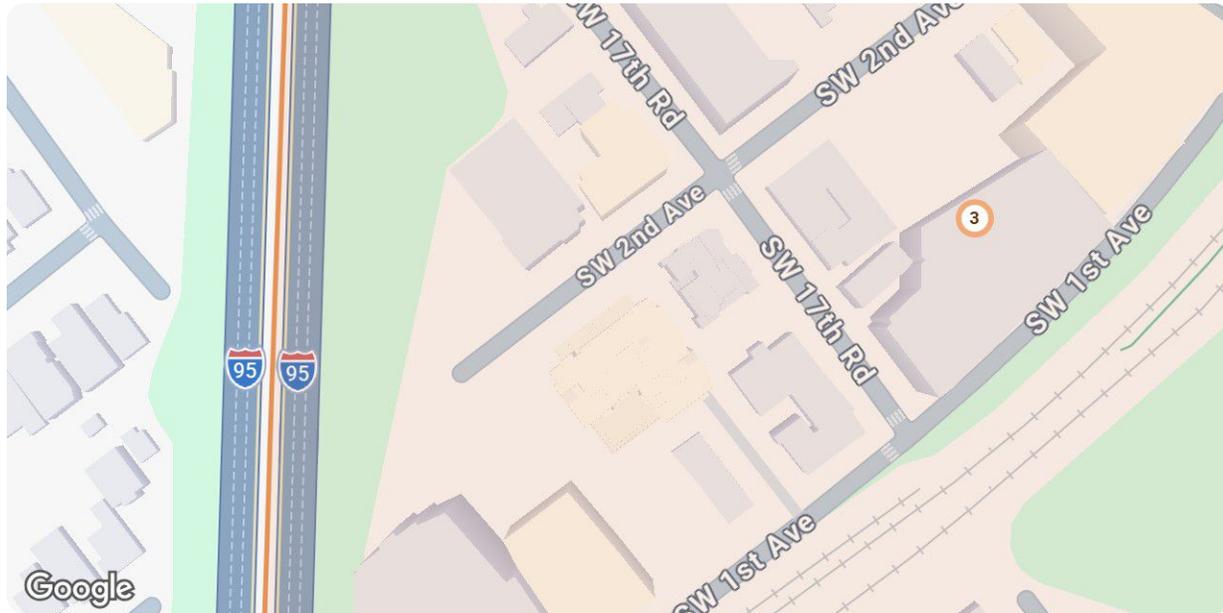
Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	1300 Brickell Bay Dr, Apt 2507 Miami, FL 33131 MLS ID: A11951537 Pending / For Sale	Condo/Townhouse/Apt.	1/2	696	- 2014	1/26/2026	\$650,000 \$934/sq ft	2/12/2026 17 days
<i>Listing Courtesy of Douglas Elliman</i>								
	465 Brickell Ave, Apt 2805 Miami, FL 33131 MLS ID: A11963643 Pending / For Sale	Condo/Townhouse/Apt.	2/2	1,313	- 2008	2/11/2026	\$1,250,000 \$952/sq ft	2/11/2026 - days
<i>Listing Courtesy of Brickell Realty Group, LLC</i>								
	2333 Brickell Ave, Apt 2607 Miami, FL 33129 MLS ID: A11963603 Pending / For Sale	Condo/Townhouse/Apt.	2/2	1,100	- 1974	8/5/2025	\$615,000 \$559/sq ft	2/11/2026 190 days
<i>Listing Courtesy of RE/MAX United Realty</i>								
	465 Brickell Ave, Apt 4201 Miami, FL 33131 MLS ID: A11890525 Pending / For Sale	Condo/Townhouse/Apt.	3/3	1,825	- 2008	10/7/2025	\$1,850,000 \$1,014/sq ft	2/9/2026 125 days
<i>Listing Courtesy of Global Luxury Realty LLC</i>								
	1901 Brickell Ave, Apt B1711 Miami, FL 33129 MLS ID: A11898512 Pending / For Sale	Condo/Townhouse/Apt.	2/2	1,362	- 1975	10/18/2025	\$470,000 \$345/sq ft	2/9/2026 114 days
<i>Listing Courtesy of London Foster Realty</i>								
	1300 Brickell Bay Dr, Apt 2400 Miami, FL 33131 MLS ID: A11913872 Pending / For Sale	Condo/Townhouse/Apt.	-/1	420	- 2014	11/13/2025	\$410,000 \$976/sq ft	2/4/2026 83 days
<i>Listing Courtesy of Miami Life Realty LLC</i>								
	2200 Brickell Ave, #319 Miami, FL 33129 MLS ID: A11806062 Pending / For Sale	Condo/Townhouse/Apt.	2/2	1,404	- 2025	5/19/2025	\$1,553,000 \$1,106/sq ft	2/3/2026 260 days
<i>Listing Courtesy of One World Properties</i>								
	41 SE 5th St, Apt 816 Miami, FL 33131 MLS ID: A11904903 Pending / For Sale	Condo/Townhouse/Apt.	2/2	1,289	- 2006	10/30/2025	\$595,000 \$462/sq ft	2/2/2026 95 days
<i>Listing Courtesy of Kleros Realty</i>								
	68 SE 6th St, Apt 712 Miami, FL 33131 MLS ID: A11824818 Pending / For Sale	Condo/Townhouse/Apt.	2/3	1,265	- 2016	6/18/2025	\$939,000 \$742/sq ft	2/2/2026 229 days
<i>Listing Courtesy of Sustainable RE, LLC.</i>								
	801 Brickell Bay Dr, Apt 1262 Miami, FL 33131 MLS ID: A11945331 Pending / For Sale	Condo/Townhouse/Apt.	2/2	990	- 1968	1/14/2026	\$395,000 \$399/sq ft	2/1/2026 18 days
<i>Listing Courtesy of JBV Advisors, Inc.</i>								



Brickell in Miami, FL

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>68 SE 6th St, Apt 3511 Miami, FL 33131 MLS ID: A11724305 ■ Closed / For Sale <i>Courtesy of One Sotheby'S International Realty</i></p>	Condo/Townhouse/Apt.	2/3	1,265	- / 2016	2/10/2026 / 392 days	\$1,100,000 / \$870/sq ft	↓ 8.33%
2	 <p>1300 S Miami Ave, Unit 2508 Miami, FL 33130 MLS ID: A11928075 ■ Closed / For Sale <i>Courtesy of Luxe Properties</i></p>	Condo/Townhouse/Apt.	1/2	649	- / 2016	2/10/2026 / 28 days	\$495,000 / \$763/sq ft	↓ 1%
3	 <p>1600 SW 1st Ave, Apt 1104 Miami, FL 33129 MLS ID: A11843317 ■ Closed / For Sale <i>Courtesy of Realty One Group Evolution</i></p>	Condo/Townhouse/Apt.	2/2	912	- / 2016	2/9/2026 / 154 days	\$510,000 / \$559/sq ft	↓ 1.73%
4	 <p>1331 Brickell Bay Dr, Apt 1811 Miami, FL 33131 MLS ID: A11925134 ■ Closed / For Sale <i>Courtesy of Compass Florida, LLC</i></p>	Condo/Townhouse/Apt.	2/3	1,878	- / 2004	2/9/2026 / 50 days	\$2,000,000 / \$1,065/sq ft	↓ 4.76%
5	 <p>1200 Brickell Bay Dr, Apt 2514 Miami, FL 33131 MLS ID: A11734965 ■ Closed / For Sale <i>Courtesy of DeMar Realty</i></p>	Condo/Townhouse/Apt.	1/1	818	- / 2004	2/4/2026 / 305 days	\$410,000 / \$501/sq ft	↓ 2.38%

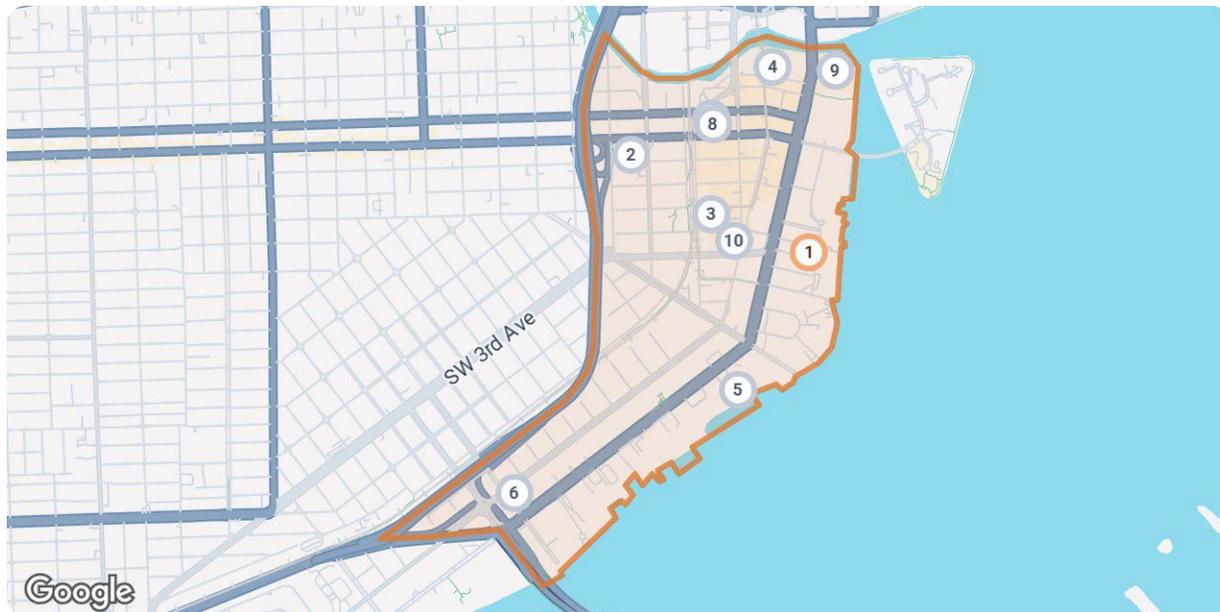


Brickell in Miami, FL

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 1331 Brickell Bay Dr, Apt 3711 Miami, FL 33131 MLS ID: A11900636 Closed / For Sale <i>Courtesy of Compass Florida, LLC</i>	Condo/Townhouse/Apt.	4/5	3,415	- / 2004	2/3/2026 / 64 days	\$4,050,000 / \$1,186/sq ft	↓ 5.81%
	 1200 Brickell Bay Dr, Apt 2918 Miami, FL 33131 MLS ID: A11893146 Closed / For Sale <i>Courtesy of Florida One Realty</i>	Condo/Townhouse/Apt.	1/1	825	- / 2005	1/31/2026 / 133 days	\$440,000 / \$533/sq ft	↓ 3.3%
	 950 Brickell Bay Dr, Apt 200 Miami, FL 33131 MLS ID: A11811898 Closed / For Sale <i>Courtesy of BHHS EWM Realty</i>	Condo/Townhouse/Apt.	2/3	1,435	- / 2008	1/30/2026 / 232 days	\$610,000 / \$425/sq ft	↓ 12.23%
	 1200 Brickell Bay Dr, Apt 1504 Miami, FL 33131 MLS ID: A11784409 Closed / For Sale <i>Courtesy of Envirotek Realty</i>	Condo/Townhouse/Apt.	1/1	825	- / 2004	1/30/2026 / 216 days	\$440,000 / \$533/sq ft	↓ 4.35%
	 79 SW 12th St, Apt 1603S Miami, FL 33130 MLS ID: A11815286 Closed / For Sale <i>Courtesy of IMC Realty Group Corp</i>	Condo/Townhouse/Apt.	2/2	1,013	- / 2008	1/29/2026 / 210 days	\$520,000 / \$513/sq ft	↓ 4.59%

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

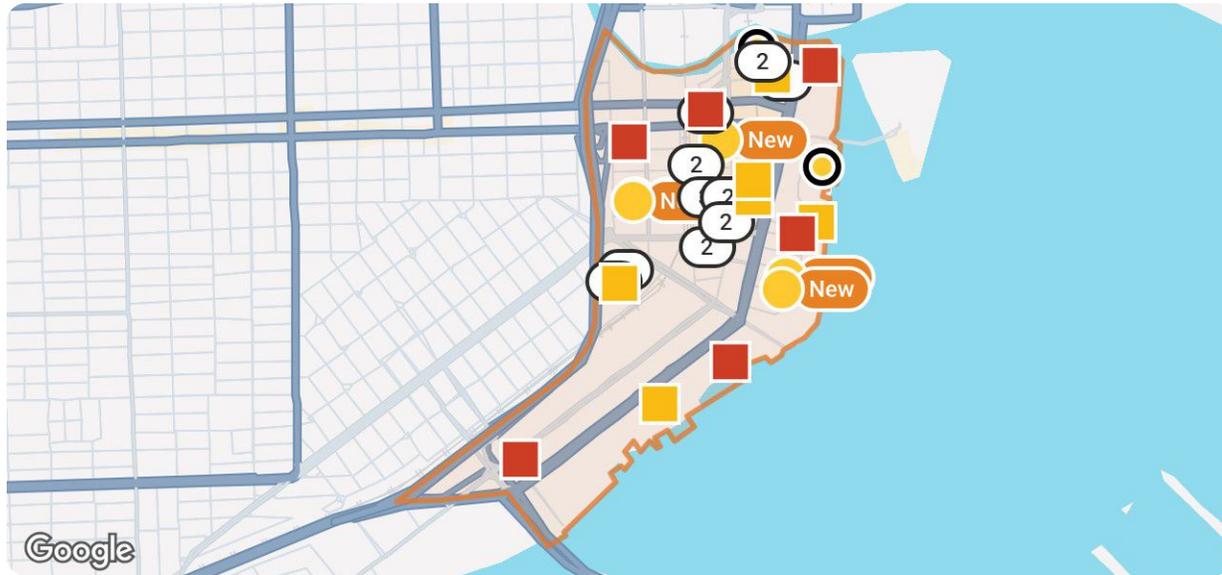
Brickell in Miami, FL

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 1200 Brickell Bay Dr, Apt 2618 Miami, FL 33131 Closed / Public Record	Condo/Townhouse/Apt.	1/1	825	- 2004	- - days	- \$532/sq ft	11/18/2025 Notice of Lis Pendens
	 239 SW 9th St, Apt 1604 Miami, FL 33130 Off Market / Public Record	Condo/Townhouse/Apt.	1/1	494	- 2023	- - days	- \$151/sq ft	1/22/2026 Notice of Lis Pendens
	 1111 SW 1st Ave, Apt 3014N Miami, FL 33130 Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,107	- 2008	- - days	- \$539/sq ft	2/2/2026 Notice of Foreclosure Sale
	 41 SE 5th St, Apt 1014 Miami, FL 33131 Off Market / Public Record	Condo/Townhouse/Apt.	1/2	987	- 2006	- - days	- \$435/sq ft	1/7/2026 Notice of Lis Pendens
	 1581 Brickell Ave, Apt 1806 Miami, FL 33129 Off Market / Public Record	Condo/Townhouse/Apt.	2/3	2,403	- 1982	- - days	- \$503/sq ft	2/9/2026 Notice of Foreclosure Sale
	 2413 S Miami Ave, #4 Miami, FL 33129 Off Market / Public Record	Condo/Townhouse/Apt.	4/3	3,284	- 1980	- - days	- \$945/sq ft	12/5/2025 Notice of Lis Pendens
	 88 SW 7th St, Apt 2610 Miami, FL 33130 Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,393	- 2016	- - days	- \$713/sq ft	1/26/2026 Notice of Lis Pendens
	 88 SW 7th St, Apt 3405 Miami, FL 33130 Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,206	- 2016	- - days	- \$950/sq ft	1/20/2026 Notice of Lis Pendens
	 465 Brickell Ave, Apt 5106 Miami, FL 33131 Off Market / Public Record	Condo/Townhouse/Apt.	1/1	816	- 2008	- - days	- \$667/sq ft	12/5/2025 Notice of Lis Pendens
	 1250 S Miami Ave, Apt 2806 Miami, FL 33130 Off Market / Public Record	Condo/Townhouse/Apt.	3/2	1,551	- 2004	- - days	- \$406/sq ft	1/13/2026 Notice of Lis Pendens

Brickell in Miami, FL

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

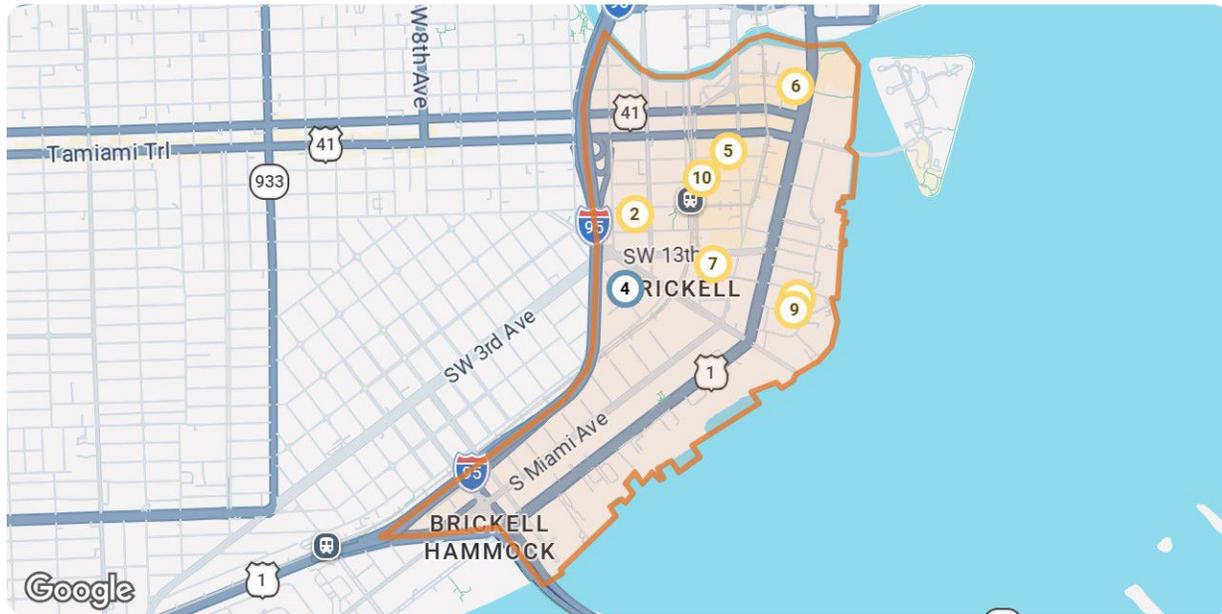
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$2,000	\$2,100	\$3,000	\$74,550
Median Listing Price / Est.Value	\$2,850	\$3,650	\$3,675	\$613,510
Highest Listing Price / Est.Value	\$6,000	\$6,200	\$6,650	\$3,104,450
Average Price / sqft	\$4	\$4	\$4	\$561
Median Price / sqft	\$4	\$4	\$3	\$521
Average Days in RPR	7	78	90	-
Median Days in RPR	2	70	84	-
Total Volume	\$32,800	\$38,400	\$40,200	\$8,978,870
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Brickell in Miami, FL

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Lease
- Active Under Contract

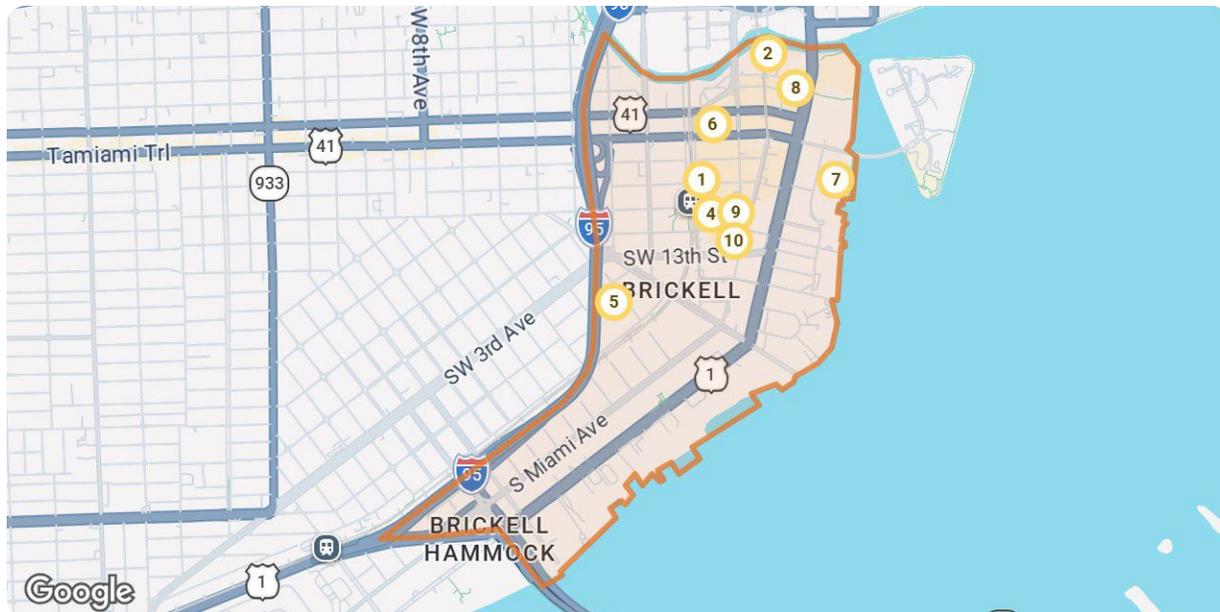
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>210 SW 11th St, Apt 506 Miami, FL 33130 MLS ID: A11962307 ● Active / For Lease <i>Courtesy of Doral Isles International Real Estate</i></p>	Condo/Townhouse/Apt.	1/1	485	-	1988	2/14/2026 1 day	\$2,000 mo. \$4/sq ft
2	 <p>210 SW 11th St, Apt 609 Miami, FL 33130 MLS ID: A11962298 ● Active / For Lease <i>Courtesy of Doral Isles International Real Estate</i></p>	Condo/Townhouse/Apt.	3/1	760	-	1988	2/14/2026 1 day	\$2,600 mo. \$3/sq ft
3	 <p>201 SW 17th Rd, Unit 504 Miami, FL 33129 MLS ID: A11965569 ● Active / For Lease <i>Courtesy of Basel Boutique Real Estate</i></p>	Condo/Townhouse/Apt.	1/1	714	-	2016	2/14/2026 1 day	\$2,850 mo. \$4/sq ft
4	 <p>201 SW 17th Rd, Ph 804 Miami, FL 33129 MLS ID: A11932711 ● Active Under Contract / For Lease <i>Listing Courtesy of Basel Boutique Real Estate</i></p>	Condo/Townhouse/Apt.	1/1	714	-	2016	12/18/2025 59 days	\$2,900 mo. \$4/sq ft
5	 <p>45 SW 9th St, Apt 1004 Miami, FL 33130 MLS ID: A11965770 ● Active / For Lease <i>Courtesy of Splash Realty</i></p>	Condo/Townhouse/Apt.	1/1	742	-	2017	2/14/2026 1 day	\$3,800 mo. \$5/sq ft

Brickell in Miami, FL

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	500 Brickell Ave, Apt 1801 Miami, FL 33131 MLS ID: A11965734 ● Active / For Lease <i>Courtesy of Compass Florida, LLC</i>	Condo/Townhouse/Apt.	3/3	1,494	-	2008	2/14/2026 1 day	\$6,000 mo. \$4/sq ft
	60 SW 13th St, Apt 1619 Miami, FL 33130 MLS ID: RX-11163422 ● Active / For Lease <i>Courtesy of Coffee Cake And Real Estate</i>	Condo/Townhouse/Apt.	-/1	431	431 sqft	2008	2/13/2026 2 days	\$2,450 mo. \$6/sq ft
	170 SE 14th St, Apt 1108 Miami, FL 33131 MLS ID: A11965385 ● Active / For Lease <i>Courtesy of Gambino Real Estate Corp.</i>	Condo/Townhouse/Apt.	2/2	1,090	-	2006	2/13/2026 2 days	\$5,800 mo. \$5/sq ft
	185 SE 14th Ter, Apt 2001 Miami, FL 33131 MLS ID: A11965103 ● Active / For Lease <i>Courtesy of Keller Williams Capital Realty</i>	Condo/Townhouse/Apt.	1/1	640	-	1998	2/13/2026 2 days	\$2,800 mo. \$4/sq ft
	999 SW 1st Ave, Apt 2106 Miami, FL 33130 MLS ID: A11965718 ● Active / For Lease <i>Courtesy of Florida Brokers Real Estate</i>	Condo/Townhouse/Apt.	2/2	1,369	-	2015	2/13/2026 2 days	\$4,500 mo. \$3/sq ft

Pending

Source: Listings



Legend

● Active For Lease

Brickell in Miami, FL



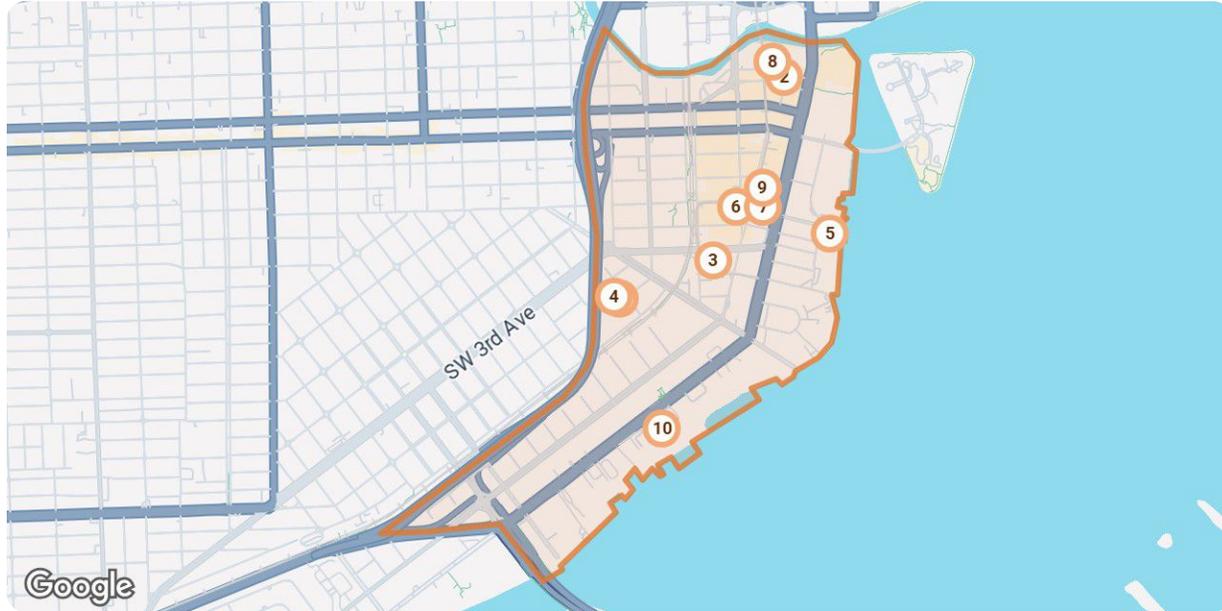
Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	 <p>999 SW 1st Ave, Apt 2904 Miami, FL 33130 MLS ID: A11958255 Pending / For Lease</p> <p><i>Courtesy of One Way Realty Group, LLC</i></p>	Condo/Townhouse/Apt.	2/2	1,224	- 2015	2/5/2026	\$4,700 mo. \$4/sq ft	2/14/2026 9 days
	 <p>31 SE 5th St, Apt 3412 Miami, FL 33131 MLS ID: A11940419 Pending / For Lease</p> <p><i>Courtesy of Affinity International Realty</i></p>	Condo/Townhouse/Apt.	3/3	1,419	- 2006	1/7/2026	\$5,500 mo. \$4/sq ft	2/14/2026 38 days
	 <p>1111 SW 1st Ave, Apt 3016N Miami, FL 33130 MLS ID: A11912375 Pending / For Lease</p> <p><i>Courtesy of BHHS EWM Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,024	- 2008	11/10/2025	\$3,700 mo. \$4/sq ft	2/13/2026 95 days
	 <p>1111 SW 1st Ave, Apt 3320N Miami, FL 33130 MLS ID: A11928850 Pending / For Lease</p> <p><i>Courtesy of Fortune Christie'S International Real Estate</i></p>	Condo/Townhouse/Apt.	2/2	1,104	- 2008	12/10/2025	\$4,250 mo. \$4/sq ft	2/13/2026 65 days
	 <p>1712 SW 2nd Ave, #809 Miami, FL 33129 MLS ID: A11930678 Pending / For Lease</p> <p><i>Courtesy of Abodee Realty LLC</i></p>	Condo/Townhouse/Apt.	2/3	1,109	- 2008	12/15/2025	\$3,600 mo. \$3/sq ft	2/13/2026 60 days
	 <p>88 SW 7th St, Apt 2505 Miami, FL 33130 MLS ID: A11918512 Pending / For Lease</p> <p><i>Courtesy of One Sotheby'S International Realty</i></p>	Condo/Townhouse/Apt.	2/3	1,200	- 2016	12/1/2025	\$6,200 mo. \$5/sq ft	2/13/2026 74 days
	 <p>999 Brickell Bay Dr, Apt 1806 Miami, FL 33131 MLS ID: A11920795 Pending / For Lease</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	-/1	580	- 1968	11/25/2025	\$2,100 mo. \$4/sq ft	2/13/2026 80 days
	 <p>500 Brickell Ave, Apt 2204 Miami, FL 33131 MLS ID: A11846438 Pending / For Lease</p> <p><i>Courtesy of Compass Florida, LLC</i></p>	Condo/Townhouse/Apt.	1/1	738	- 2008	7/23/2025	\$3,000 mo. \$4/sq ft	2/13/2026 205 days
	 <p>1100 S Miami Ave, Apt 3505 Miami, FL 33130 MLS ID: A11891445 Pending / For Lease</p> <p><i>Courtesy of Anac Global Realty, LLC</i></p>	Condo/Townhouse/Apt.	-/1	531	1 sqft 2015	10/7/2025	\$2,650 mo. \$5/sq ft	2/13/2026 129 days
	 <p>1250 S Miami Ave, Apt 1313 Miami, FL 33130 MLS ID: A11958240 Pending / For Lease</p> <p><i>Courtesy of AV Capital Advisors, LLC.</i></p>	Condo/Townhouse/Apt.	1/1	737	- 2004	1/16/2026	\$2,700 mo. \$4/sq ft	2/13/2026 28 days



Brickell in Miami, FL

Closed

Source: Public Records and Listings



Legend

● Closed

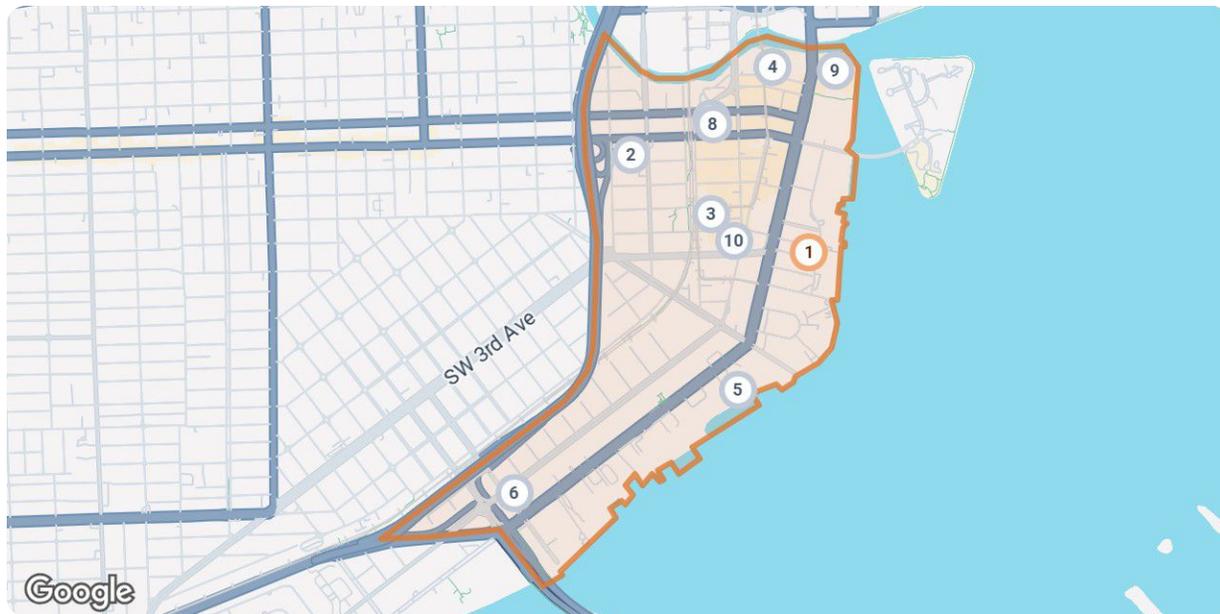
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>1712 SW 2nd Ave, Apt 301 Miami, FL 33129 MLS ID: A11955984 ■ Closed / For Lease <i>Courtesy of Abodee Realty LLC</i></p>	Condo/Townhouse/Apt.	2/2	957	- / 2008	2/15/2026 / 4 days	- / \$3/sq ft	-
2	 <p>55 SE 6th St, Apt 2604 Miami, FL 33131 MLS ID: A11902606 ■ Closed / For Lease <i>Courtesy of Avanti Way Realty LLC</i></p>	Condo/Townhouse/Apt.	1/1	738	- / 2008	2/14/2026 / 104 days	- / \$4/sq ft	-
3	 <p>60 SW 13th St, Apt 4607 Miami, FL 33130 MLS ID: A11929311 ■ Closed / For Lease <i>Courtesy of Fortune Christie'S Intl R.E.</i></p>	Condo/Townhouse/Apt.	2/3	1,293	- / 2008	2/13/2026 / 32 days	- / \$4/sq ft	-
4	 <p>1712 SW 2nd Ave, #802 Miami, FL 33129 MLS ID: A11925928 ■ Closed / For Lease <i>Courtesy of Abodee Realty LLC</i></p>	Condo/Townhouse/Apt.	2/3	1,190	- / 2008	2/13/2026 / 64 days	- / \$3/sq ft	-
5	 <p>1155 Brickell Bay Dr, Apt 401 Miami, FL 33131 MLS ID: A11888365 ■ Closed / For Lease <i>Courtesy of The Keyes Company</i></p>	Condo/Townhouse/Apt.	2/2	1,200	- / 2001	2/13/2026 / 107 days	- / \$3/sq ft	-

Brickell in Miami, FL

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 1100 S Miami Ave, Apt 3911 Miami, FL 33130 MLS ID: A11886377 Closed / For Lease <i>Courtesy of Binter Real Estate</i>	Condo/Townhouse/Apt.	2/2	1,195	1 sqft / 2015	2/13/2026 / 120 days	- / \$3/sq ft	-
	 1060 Brickell Ave, Apt 1007 Miami, FL 33131 MLS ID: A11913006 Closed / For Lease <i>Courtesy of One Sotheby'S International Realty</i>	Condo/Townhouse/Apt.	1/2	982	- / 2008	2/12/2026 / 38 days	- / \$3/sq ft	-
	 41 SE 5th St, Apt 2308 Miami, FL 33131 MLS ID: A11837579 Closed / For Lease <i>Courtesy of Miami Real Estate Group, LLC</i>	Condo/Townhouse/Apt.	2/2	1,402	- / 2006	2/11/2026 / 191 days	- / \$3/sq ft	-
	 1010 Brickell Ave, Unit 2204 Miami, FL 33131 MLS ID: A11811933 Closed / For Lease <i>Courtesy of CJ Realty Group, LLC.</i>	Condo/Townhouse/Apt.	2/3	1,325	- / 2017	2/11/2026 / 231 days	- / \$5/sq ft	-
	 1901 Brickell Ave, Apt B1907 Miami, FL 33129 MLS ID: A11940915 Closed / For Lease <i>Courtesy of Keller Williams Capital Realty</i>	Condo/Townhouse/Apt.	1/2	1,064	- / 1975	2/11/2026 / 5 days	- / \$3/sq ft	-

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Brickell in Miami, FL

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	1200 Brickell Bay Dr, Apt 2618 Miami, FL 33131  Closed / Public Record	Condo/Townhouse/Apt.	1/1	825	- / 2004	- / - days	- / \$532/sq ft	11/18/2025 Notice of Lis Pendens
	239 SW 9th St, Apt 1604 Miami, FL 33130  Off Market / Public Record	Condo/Townhouse/Apt.	1/1	494	- / 2023	- / - days	- / \$151/sq ft	1/22/2026 Notice of Lis Pendens
	1111 SW 1st Ave, Apt 3014N Miami, FL 33130  Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,107	- / 2008	- / - days	- / \$539/sq ft	2/2/2026 Notice of Foreclosure Sale
	41 SE 5th St, Apt 1014 Miami, FL 33131  Off Market / Public Record	Condo/Townhouse/Apt.	1/2	987	- / 2006	- / - days	- / \$435/sq ft	1/7/2026 Notice of Lis Pendens
	1581 Brickell Ave, Apt 1806 Miami, FL 33129  Off Market / Public Record	Condo/Townhouse/Apt.	2/3	2,403	- / 1982	- / - days	- / \$503/sq ft	2/9/2026 Notice of Foreclosure Sale
	2413 S Miami Ave, #4 Miami, FL 33129  Off Market / Public Record	Condo/Townhouse/Apt.	4/3	3,284	- / 1980	- / - days	- / \$945/sq ft	12/5/2025 Notice of Lis Pendens
	88 SW 7th St, Apt 2610 Miami, FL 33130  Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,393	- / 2016	- / - days	- / \$713/sq ft	1/26/2026 Notice of Lis Pendens
	88 SW 7th St, Apt 3405 Miami, FL 33130  Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,206	- / 2016	- / - days	- / \$950/sq ft	1/20/2026 Notice of Lis Pendens
	465 Brickell Ave, Apt 5106 Miami, FL 33131  Off Market / Public Record	Condo/Townhouse/Apt.	1/1	816	- / 2008	- / - days	- / \$667/sq ft	12/5/2025 Notice of Lis Pendens
	1250 S Miami Ave, Apt 2806 Miami, FL 33130  Off Market / Public Record	Condo/Townhouse/Apt.	3/2	1,551	- / 2004	- / - days	- / \$406/sq ft	1/13/2026 Notice of Lis Pendens

Brickell in Miami, FL

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