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Dear Brickell Neighbor,

My name is **Mario Dubovoy**, and I am the Broker for **Miami Sales Machine**. I've been successfully selling real estate in Miami since 2003 and have witnessed first-hand the fabulous growth of the real estate market in South Florida. If you've taken the decision to sell your Brickell condo, then it's time to contact me. You would be partnering with an **experienced real estate broker** that places **service, integrity** and constant **communication** with his clients as its top priorities.

I am also the publisher of this quarterly newsletter titled **Brickell Snapshot** in which I utilize fresh data obtained directly from the MLS for a selection of 36 buildings in the area. No other agent is more **knowledgeable** of the supply and demand trends in the Brickell neighborhood. **At this time, I'm asking that you give me the opportunity to help you sell your Brickell property. I will add a special clause to your listing agreement in case you are still undecided on the real estate agent or company you want to use for that purpose:**

SPECIAL LISTING CLAUSE

Selling your home in today's market requires effective strategic positioning, full time focus, fast response times and being able to adapt. As the broker/owner of my own real estate company, I am able to provide the flexibility that no large brokerage can provide. We apply comprehensive marketing strategies to ensure your condo stands out from the rest. In addition to listing on the local MLS, we leverage our referral network, implement targeted social media campaigns and create a unique website just for your property. The special listing clause I'll include in your listing agreement will read as follows: **"Property Owner or Broker may cancel this listing for sale agreement with a 24 hour advance written notice"** If you decide not to sell anymore for any reason whatsoever, why should you be forced to wait until the contract expiration date? You have nothing to lose, call me today! Hablamos Español.

Please call/text at: 305-527-2404 or email me at:

mariodubovoy@gmail.com

800 Brickell Ave 4th Floor, Miami, FL 33131



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1st QUARTER

2026

BRICKELL SNAPSHOT

BRICKELL HEIGHTS EAST

Units SOLD: 5 Sq Ft HIGH \$833 LOW \$685
Units FOR SALE: 27 Sq Ft HIGH \$872 LOW \$677
For Sale vs Total: 7.5% Average days on market: 230

BRICKELL HEIGHTS WEST

Units SOLD: 3 Sq Ft HIGH \$705 LOW \$606
Units FOR SALE: 29 Sq Ft HIGH \$1,302 LOW \$700
For Sale vs Total: 8.7% Average days on market: 160

ICON BRICKELL I

Units SOLD: 3 Sq Ft HIGH \$931 LOW \$717
Units FOR SALE: 54 Sq Ft HIGH \$2,725 LOW \$675
For Sale vs Total: 7.6% Average days on market: 32

ICON BRICKELL II

Units SOLD: 5 Sq Ft HIGH \$723 LOW \$551
Units FOR SALE: 45 Sq Ft HIGH \$936 LOW \$650
For Sale vs Total: 8.0% Average days on market: 102

ICON BRICKELL III

Units SOLD: 3 Sq Ft HIGH \$755 LOW \$696
Units FOR SALE: 37 Sq Ft HIGH \$1,088 LOW \$652
For Sale vs Total: 9.9% Average days on market: 96

1010 BRICKELL

Units SOLD: 2 Sq Ft HIGH \$940 LOW \$837
Units FOR SALE: 14 Sq Ft HIGH \$1,015 LOW \$673
For Sale vs Total: 3.6% Average days on market: 88

REACH BRICKELL CITY CENTER

Units SOLD: 5 Sq Ft HIGH \$870 LOW \$672
Units FOR SALE: 28 Sq Ft HIGH \$928 LOW \$796
For Sale vs Total: 7.2% Average days on market: 205

RISE BRICKELL CITY CENTER

Units SOLD: 2 Sq Ft HIGH \$900 LOW \$768
Units FOR SALE: 37 Sq Ft HIGH \$1,222 LOW \$650
For Sale vs Total: 9.5% Average days on market: 27

DUA MIAMI

Units SOLD: 6 Sq Ft HIGH \$1,959 LOW \$682
Units FOR SALE: 34 Sq Ft HIGH \$1,691 LOW \$681
For Sale vs Total: 7.5% Average days on market: 58

SLS LUX

Units SOLD: 6 Sq Ft HIGH \$1,109 LOW \$677
Units FOR SALE: 50 Sq Ft HIGH \$2,267 LOW \$669
For Sale vs Total: 11.1% Average days on market: 71

THE PLAZA EAST

Units SOLD: 1 Sq Ft HIGH \$425 LOW \$425
Units FOR SALE: 15 Sq Ft HIGH \$899 LOW \$548
For Sale vs Total: 2.7% Average days on market: 232

THE PLAZA WEST

Units SOLD: 2 Sq Ft HIGH \$665 LOW \$504
Units FOR SALE: 8 Sq Ft HIGH \$678 LOW \$629
For Sale vs Total: 1.8% Average days on market: 68

1st QUARTER

2026

BRICKELL SNAPSHOT

AXIS ON BRICKELL NORTH

Units SOLD: 2 Sq Ft HIGH \$555 LOW \$478
Units FOR SALE: 25 Sq Ft HIGH \$674 LOW \$493
For Sale vs Total: 7.1% Average days on market: 161

AXIS ON BRICKELL SOUTH

Units SOLD: 2 Sq Ft HIGH \$513 LOW \$488
Units FOR SALE: 14 Sq Ft HIGH \$628 LOW \$495
For Sale vs Total: 4.5% Average days on market: 155

MILLECENTO

Units SOLD: 2 Sq Ft HIGH \$618 LOW \$570
Units FOR SALE: 20 Sq Ft HIGH \$953 LOW \$585
For Sale vs Total: 5.2% Average days on market: 115

MY BRICKELL

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 11 Sq Ft HIGH \$641 LOW \$465
For Sale vs Total: 5.7% Average days on market: N/A

BRICKELL TEN

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 8 Sq Ft HIGH \$628 LOW \$554
For Sale vs Total: 5.2% Average days on market: N/A

VUE AT BRICKELL

Units SOLD: 2 Sq Ft HIGH \$437 LOW \$385
Units FOR SALE: 15 Sq Ft HIGH \$610 LOW \$374
For Sale vs Total: 4.6% Average days on market: 157

500 BRICKELL EAST

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 10 Sq Ft HIGH \$1,064 LOW \$484
For Sale vs Total: 3.2% Average days on market: N/A

500 BRICKELL WEST

Units SOLD: 1 Sq Ft HIGH \$522 LOW \$522
Units FOR SALE: 21 Sq Ft HIGH \$625 LOW \$514
For Sale vs Total: 6.6% Average days on market: 528

ECHO BRICKELL

Units SOLD: 2 Sq Ft HIGH \$902 LOW \$865
Units FOR SALE: 26 Sq Ft HIGH \$2,118 LOW \$1,042
For Sale vs Total: 15.0% Average days on market: 68

BRICKELL FLATIRON

Units SOLD: 4 Sq Ft HIGH \$1,601 LOW \$930
Units FOR SALE: 29 Sq Ft HIGH \$2,053 LOW \$921
For Sale vs Total: 5.5% Average days on market: 113

BRICKELL HOUSE

Units SOLD: 6 Sq Ft HIGH \$912 LOW \$722
Units FOR SALE: 18 Sq Ft HIGH \$1,825 LOW \$780
For Sale vs Total: 4.8% Average days on market: 45

THE BOND ON BRICKELL

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 23 Sq Ft HIGH \$1,537 LOW \$611
For Sale vs Total: 7.0% Average days on market: N/A

1st QUARTER

2026

BRICKELL SNAPSHOT

BRICKELL ON THE RIVER NORTH

Units SOLD: 3 Sq Ft HIGH \$600 LOW \$497
Units FOR SALE: 17 Sq Ft HIGH \$604 LOW \$510
For Sale vs Total: 4.4% Average days on market: 66

BRICKELL ON THE RIVER SOUTH

Units SOLD: 5 Sq Ft HIGH \$527 LOW \$440
Units FOR SALE: 20 Sq Ft HIGH \$512 LOW \$425
For Sale vs Total: 6.1% Average days on market: 122

FOUR SEASONS RESIDENCES

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 13 Sq Ft HIGH \$2,915 LOW \$1,122
For Sale vs Total: 4.8% Average days on market: N/A

INFINITY AT BRICKELL

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 26 Sq Ft HIGH \$701 LOW \$541
For Sale vs Total: 5.7% Average days on market: N/A

1050 BRICKELL

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 21 Sq Ft HIGH \$569 LOW \$380
For Sale vs Total: 8.0% Average days on market: N/A

1060 BRICKELL

Units SOLD: 1 Sq Ft HIGH \$427 LOW \$427
Units FOR SALE: 11 Sq Ft HIGH \$567 LOW \$432
For Sale vs Total: 3.5% Average days on market: 269

JADE BRICKELL

Units SOLD: 5 Sq Ft HIGH \$1,186 LOW \$832
Units FOR SALE: 23 Sq Ft HIGH \$1,392 LOW \$784
For Sale vs Total: 6.8% Average days on market: 45

NINE AT MARY BRICKELL VILLAGE

Units SOLD: 3 Sq Ft HIGH \$674 LOW \$537
Units FOR SALE: 22 Sq Ft HIGH \$761 LOW \$604
For Sale vs Total: 5.6% Average days on market: 133

ASIA BRICKELL KEY

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 15 Sq Ft HIGH \$1,324 LOW \$972
For Sale vs Total: 12.2% Average days on market: N/A

CARBONELL BRICKELL KEY

Units SOLD: 4 Sq Ft HIGH \$939 LOW \$582
Units FOR SALE: 12 Sq Ft HIGH \$1,222 LOW \$600
For Sale vs Total: 4.2% Average days on market: 157

THE EMERALD AT BRICKELL

Units SOLD: 1 Sq Ft HIGH \$420 LOW \$420
Units FOR SALE: 2 Sq Ft HIGH \$584 LOW \$482
For Sale vs Total: 1.4% Average days on market: 133

THE SAIL CONDO

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 8 Sq Ft HIGH \$725 LOW \$480
For Sale vs Total: 5.3% Average days on market: N/A