

www.brickellsnapshot.com

IN THIS ISSUE:

BRICKELL HEIGHTS EAST
BRICKELL HEIGHTS WEST
ICON BRICKELL I
ICON BRICKELL II
ICON BRICKELL III
1010 BRICKELL
REACH BRICKELL CITY CENTER
RISE BRICKELL CITY CENTER
DUA MIAMI
SLS LUX
THE PLAZA EAST
THE PLAZA WEST
AXIS ON BRICKELL NORTH
AXIS ON BRICKELL SOUTH
MILLECENTO
MY BRICKELL
BRICKELL TEN
VUE AT BRICKELL
500 BRICKELL EAST
500 BRICKELL WEST
ECHO BRICKELL
BRICKELL FLATIRON
BRICKELL HOUSE
THE BOND ON BRICKELL
BRICKELL ON THE RIVER NORTH
BRICKELL ON THE RIVER SOUTH
FOUR SEASONS RESIDENCES
INFINITY AT BRICKELL
1050 BRICKELL
1060 BRICKELL
ASIA BRICKELL KEY
CARBONELL BRICKELL KEY
NINE AT MARY BRICKELL VILLAGE
JADE BRICKELL
THE EMERALD AT BRICKELL
THE SAIL CONDO

RISING INTEREST IN INVESTMENT-ORIENTED VACATION HOMES

Historically, many luxury buyers considered vacation properties as purely private retreats, but attitudes are shifting. Roughly 42% of qualified respondents in 2025 indicate that generating investment income is a major justification for their purchase, up from 33% when RCLCO last conducted its survey in 2023.

Rising Interest in Investment-Oriented Vacation Homes

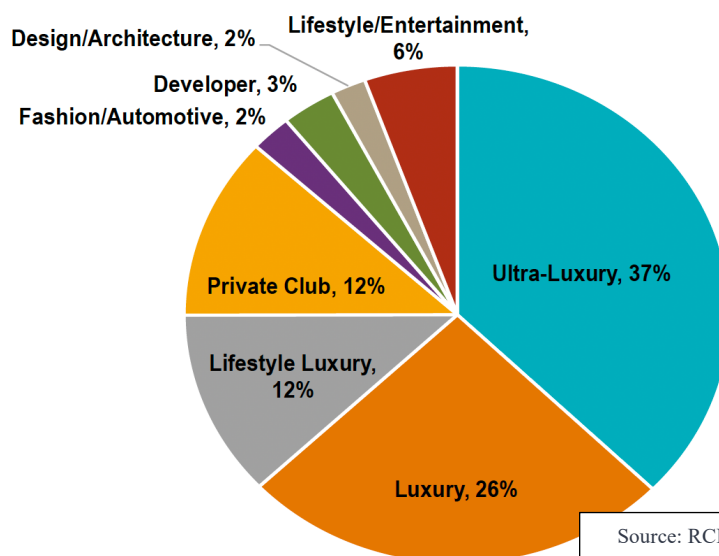


43% of buyers now see rental income as a primary reason to purchase vacation homes

Source: RCLCO Advisory 2025 Vacation/Investment Home Survey

The latest survey also reveals growing enthusiasm for and awareness of branded residences. These projects bring established hotel, lifestyle, fashion, and entertainment brands into the residential space, applying their name, service standards, and operational expertise. Roughly 80% of qualified respondents said they are interested in branded residences, up from 75% in 2023.

Types of Brand Interest



Source: RCLCO Advisory 2025 Vacation/Investment Home Survey

If you wish to receive a digital version of this issue every quarter, please subscribe at: www.brickellsnapshot.com

3rd QUARTER

2025

BRICKELL SNAPSHOT

BRICKELL HEIGHTS EAST

Units SOLD: 8 Sq Ft HIGH \$813 LOW \$615
Units FOR SALE: 27 Sq Ft HIGH \$969 LOW \$711
For Sale vs Total: 7.5% Average days on market: 74

BRICKELL HEIGHTS WEST

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 27 Sq Ft HIGH \$1,318 LOW \$677
For Sale vs Total: 8.1% Average days on market: N/A

ICON BRICKELL I

Units SOLD: 2 Sq Ft HIGH \$714 LOW \$642
Units FOR SALE: 43 Sq Ft HIGH \$1,096 LOW \$584
For Sale vs Total: 6.0% Average days on market: 165

ICON BRICKELL II

Units SOLD: 4 Sq Ft HIGH \$998 LOW \$483
Units FOR SALE: 41 Sq Ft HIGH \$1,096 LOW \$584
For Sale vs Total: 7.3% Average days on market: 55

ICON BRICKELL III

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 49 Sq Ft HIGH \$1,088 LOW \$701
For Sale vs Total: 13.2% Average days on market: N/A

1010 BRICKELL

Units SOLD: 5 Sq Ft HIGH \$916 LOW \$751
Units FOR SALE: 13 Sq Ft HIGH \$975 LOW \$689
For Sale vs Total: 3.3% Average days on market: 95

REACH BRICKELL CITY CENTER

Units SOLD: 5 Sq Ft HIGH \$817 LOW \$717
Units FOR SALE: 32 Sq Ft HIGH \$1,227 LOW \$707
For Sale vs Total: 8.2% Average days on market: 124

RISE BRICKELL CITY CENTER

Units SOLD: 2 Sq Ft HIGH \$728 LOW \$707
Units FOR SALE: 30 Sq Ft HIGH \$1,220 LOW \$723
For Sale vs Total: 7.7% Average days on market: 129

DUA MIAMI

Units SOLD: 7 Sq Ft HIGH \$1,426 LOW \$666
Units FOR SALE: 38 Sq Ft HIGH \$1,054 LOW \$714
For Sale vs Total: 8.4% Average days on market: 97

SLS LUX

Units SOLD: 5 Sq Ft HIGH \$924 LOW \$635
Units FOR SALE: 57 Sq Ft HIGH \$2,267 LOW \$697
For Sale vs Total: 12.7% Average days on market: 161

THE PLAZA EAST

Units SOLD: 4 Sq Ft HIGH \$763 LOW \$685
Units FOR SALE: 19 Sq Ft HIGH \$1,015 LOW \$505
For Sale vs Total: 3.4% Average days on market: 87

THE PLAZA WEST

Units SOLD: 1 Sq Ft HIGH \$646 LOW \$646
Units FOR SALE: 12 Sq Ft HIGH \$906 LOW \$562
For Sale vs Total: 2.7% Average days on market: 104

3rd QUARTER
2025

BRICKELL SNAPSHOT

AXIS ON BRICKELL NORTH

Units SOLD: 1 Sq Ft HIGH \$560 LOW \$560
Units FOR SALE: 20 Sq Ft HIGH \$830 LOW \$542
For Sale vs Total: 5.7% Average days on market: 55

AXIS ON BRICKELL SOUTH

Units SOLD: 2 Sq Ft HIGH \$569 LOW \$567
Units FOR SALE: 14 Sq Ft HIGH \$632 LOW \$551
For Sale vs Total: 4.0% Average days on market: 156

MILLECENTO

Units SOLD: 2 Sq Ft HIGH \$641 LOW \$569
Units FOR SALE: 14 Sq Ft HIGH \$934 LOW \$623
For Sale vs Total: 3.7% Average days on market: 101

MY BRICKELL

Units SOLD: 2 Sq Ft HIGH \$592 LOW \$552
Units FOR SALE: 15 Sq Ft HIGH \$669 LOW \$474
For Sale vs Total: 7.8% Average days on market: 120

BRICKELL TEN

Units SOLD: 1 Sq Ft HIGH \$474 LOW \$474
Units FOR SALE: 8 Sq Ft HIGH \$850 LOW \$593
For Sale vs Total: 5.2% Average days on market: 8

VUE AT BRICKELL

Units SOLD: 2 Sq Ft HIGH \$487 LOW \$477
Units FOR SALE: 20 Sq Ft HIGH \$608 LOW \$386
For Sale vs Total: 6.2% Average days on market: 61

500 BRICKELL EAST

Units SOLD: 3 Sq Ft HIGH \$617 LOW \$558
Units FOR SALE: 12 Sq Ft HIGH \$743 LOW \$650
For Sale vs Total: 3.8% Average days on market: 36

500 BRICKELL WEST

Units SOLD: 1 Sq Ft HIGH \$518 LOW \$518
Units FOR SALE: 21 Sq Ft HIGH \$853 LOW \$449
For Sale vs Total: 6.6% Average days on market: 258

ECHO BRICKELL

Units SOLD: 1 Sq Ft HIGH \$911 LOW \$911
Units FOR SALE: 19 Sq Ft HIGH \$3,366 LOW \$912
For Sale vs Total: 10.6% Average days on market: 226

BRICKELL FLATIRON

Units SOLD: 4 Sq Ft HIGH \$1,445 LOW \$902
Units FOR SALE: 26 Sq Ft HIGH \$1,770 LOW \$971
For Sale vs Total: 4.9% Average days on market: 97

BRICKELL HOUSE

Units SOLD: 1 Sq Ft HIGH \$855 LOW \$855
Units FOR SALE: 18 Sq Ft HIGH \$1,978 LOW \$644
For Sale vs Total: 4.8% Average days on market: 47

THE BOND ON BRICKELL

Units SOLD: 3 Sq Ft HIGH \$794 LOW \$657
Units FOR SALE: 14 Sq Ft HIGH \$916 LOW \$677
For Sale vs Total: 4.3% Average days on market: 45

3rd QUARTER
2025

BRICKELL SNAPSHOT

BRICKELL ON THE RIVER NORTH

Units SOLD: 7 Sq Ft HIGH \$528 LOW \$460
Units FOR SALE: 15 Sq Ft HIGH \$690 LOW \$510
For Sale vs Total: 3.9% Average days on market: 119

BRICKELL ON THE RIVER SOUTH

Units SOLD: 5 Sq Ft HIGH \$485 LOW \$440
Units FOR SALE: 22 Sq Ft HIGH \$593 LOW \$425
For Sale vs Total: 6.7% Average days on market: 108

FOUR SEASONS RESIDENCES

Units SOLD: 2 Sq Ft HIGH \$1,914 LOW \$989
Units FOR SALE: 9 Sq Ft HIGH \$3,020 LOW \$1,122
For Sale vs Total: 3.3% Average days on market: 84

INFINITY AT BRICKELL

Units SOLD: 4 Sq Ft HIGH \$531 LOW \$510
Units FOR SALE: 28 Sq Ft HIGH \$658 LOW \$596
For Sale vs Total: 6.1% Average days on market: 60

1050 BRICKELL

Units SOLD: 2 Sq Ft HIGH \$408 LOW \$381
Units FOR SALE: 13 Sq Ft HIGH \$605 LOW \$416
For Sale vs Total: 5.0% Average days on market: 28

1060 BRICKELL

Units SOLD: 4 Sq Ft HIGH \$623 LOW \$323
Units FOR SALE: 12 Sq Ft HIGH \$708 LOW \$427
For Sale vs Total: 3.8% Average days on market: 110

JADE BRICKELL

Units SOLD: 2 Sq Ft HIGH \$1,174 LOW \$568
Units FOR SALE: 31 Sq Ft HIGH \$2,790 LOW \$781
For Sale vs Total: 9.2% Average days on market: 75

NINE AT MARY BRICKELL VILLAGE

Units SOLD: 7 Sq Ft HIGH \$737 LOW \$451
Units FOR SALE: 17 Sq Ft HIGH \$705 LOW \$550
For Sale vs Total: 4.4% Average days on market: 127

ASIA BRICKELL KEY

Units SOLD: 3 Sq Ft HIGH \$1,043 LOW \$912
Units FOR SALE: 7 Sq Ft HIGH \$1,427 LOW \$1,177
For Sale vs Total: 5.7% Average days on market: 43

CARBONELL BRICKELL KEY

Units SOLD: 1 Sq Ft HIGH \$975 LOW \$975
Units FOR SALE: 17 Sq Ft HIGH \$1,139 LOW \$650
For Sale vs Total: 6.0% Average days on market: 105

THE EMERALD AT BRICKELL

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 6 Sq Ft HIGH \$739 LOW \$467
For Sale vs Total: 4.2% Average days on market: N/A

THE SAIL CONDO

Units SOLD: 4 Sq Ft HIGH \$627 LOW \$468
Units FOR SALE: 12 Sq Ft HIGH \$738 LOW \$531
For Sale vs Total: 7.9% Average days on market: 98



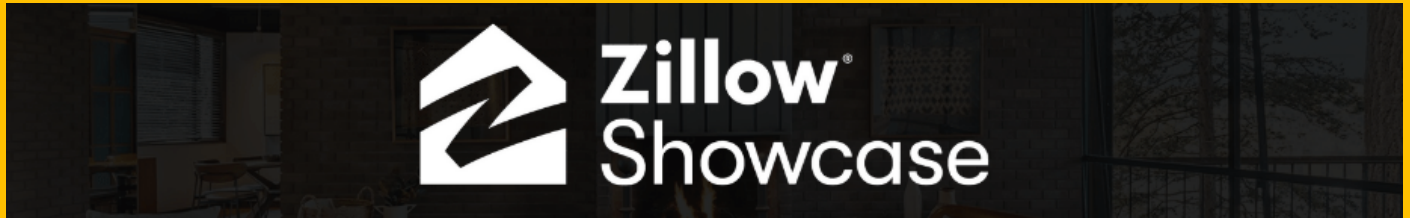
Dear Brickell Neighbor,

My name is **Mario Dubovoy**, and I am the Broker for Miami Sales Machine LLC. Recent data shows that Brickell has transitioned into a buyer's market, with inventory increasing by 11.5% in the last quarter and a 7% decrease in the average sales price. Listed properties in Miami, including the Brickell neighborhood, are being taken off the market or reducing their listing price.

As we welcome the high season, the Brickell real estate market presents a unique opportunity for condo owners considering selling as our unbeatable weather, international events and overall appeal to foreign and domestic buyers will reach its peak. Nevertheless, housing inventory will remain high.

Stand Out from the Competition!

Selling your home in today's market requires effective strategic positioning. We use 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, create a unique website for your home plus we apply the premium exposure of **Zillow Listing Showcase** to attract qualified buyers.



What is Zillow Listing Showcase? With over **231 million monthly visitors** on average, **Zillow** is the largest real estate website in the United States. Its premium product for enhanced listings, **Zillow Showcase**, is limited to a maximum of **10% of realtors** in any given neighborhood. **Zillow** estimates that active listings offered under their **Showcase** feature are driving, on average, over **75% more page views, saves, and shares** than similar nearby non-Showcase listings. Properties listed with Zillow Showcase **sell for 2% more** on average than similar non-Showcase listings on Zillow. Showcase listings are **10% more likely to go pending** in the first 14 days.

We exclusively use Zillow Media Group photographers to achieve top quality. Their package provides eye-catching media like high-resolution photography, interactive floor plans, and virtual tours to entice potential buyers. Showcase listings also get increased visibility on Zillow with prioritized placement in personalized search results, special map callouts and targeted email alerts to Zillow's customer database to maximize exposure. Buyer leads are able to contact the listing agent directly, and it's also possible to keep track of the number of daily listing views and online performance statistics.

A final note: I've been successfully selling real estate in Miami since 2003 and have witnessed first-hand the fabulous growth of the real estate industry 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. **You can always visit us in person at: 800 Brickell Avenue 4th floor, call and text at: 305-527-2404 or email us at: mariodubovoy@gmail.com. If you wish to receive this report every quarter, please subscribe at: www.brickellsnapshot.com**

HABLAMOS ESPAÑOL