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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 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.

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 economics in the Brickell neighborhood and consequently, the way it affects the price and days on market of an individual unit.

Stand Out from the Competition

Selling your home in today's market requires effective strategic positioning. 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, create a unique website for your home plus **we exclusively use Zillow Media Group photographers to achieve top quality pictures. Their package provides eye-catching media like high-resolution photography, interactive floor plans, and virtual tours to entice potential buyers.** As we enjoy the high season, the Miami real estate market presents a unique opportunity for Brickell condo owners considering selling as our unbeatable weather, international events and overall appeal to foreign and domestic buyers is now at its peak. This is the best time to sell, call me today! Hablamos Español.

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

mariodubovoy@gmail.com

Miami Sales Machine LLC



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

**4th QUARTER
2025**

BRICKELL SNAPSHOT

BRICKELL HEIGHTS EAST

Units SOLD: 3 Sq Ft HIGH \$802 LOW \$741
Units FOR SALE: 28 Sq Ft HIGH \$925 LOW \$758
For Sale vs Total: 7.8% Average days on market: 182

BRICKELL HEIGHTS WEST

Units SOLD: 2 Sq Ft HIGH \$756 LOW \$687
Units FOR SALE: 27 Sq Ft HIGH \$1,318 LOW \$700
For Sale vs Total: 8.1% Average days on market: 186

ICON BRICKELL I

Units SOLD: 2 Sq Ft HIGH \$721 LOW \$673
Units FOR SALE: 48 Sq Ft HIGH \$3,144 LOW \$682
For Sale vs Total: 6.7% Average days on market: 94

ICON BRICKELL II

Units SOLD: 7 Sq Ft HIGH \$802 LOW \$540
Units FOR SALE: 43 Sq Ft HIGH \$861 LOW \$588
For Sale vs Total: 7.7% Average days on market: 104

ICON BRICKELL III

Units SOLD: 3 Sq Ft HIGH \$713 LOW \$640
Units FOR SALE: 39 Sq Ft HIGH \$885 LOW \$707
For Sale vs Total: 10.5% Average days on market: 81

1010 BRICKELL

Units SOLD: 8 Sq Ft HIGH \$928 LOW \$672
Units FOR SALE: 12 Sq Ft HIGH \$1,129 LOW \$686
For Sale vs Total: 3.1% Average days on market: 136

REACH BRICKELL CITY CENTER

Units SOLD: 6 Sq Ft HIGH \$843 LOW \$656
Units FOR SALE: 25 Sq Ft HIGH \$1,125 LOW \$742
For Sale vs Total: 6.4% Average days on market: 88

RISE BRICKELL CITY CENTER

Units SOLD: 10 Sq Ft HIGH \$762 LOW \$657
Units FOR SALE: 23 Sq Ft HIGH \$1,188 LOW \$676
For Sale vs Total: 5.9% Average days on market: 142

DUA MIAMI

Units SOLD: 4 Sq Ft HIGH \$938 LOW \$665
Units FOR SALE: 38 Sq Ft HIGH \$2,506 LOW \$738
For Sale vs Total: 8.4% Average days on market: 211

SLS LUX

Units SOLD: 4 Sq Ft HIGH \$938 LOW \$683
Units FOR SALE: 54 Sq Ft HIGH \$2,267 LOW \$669
For Sale vs Total: 12.0% Average days on market: 177

THE PLAZA EAST

Units SOLD: 3 Sq Ft HIGH \$832 LOW \$740
Units FOR SALE: 15 Sq Ft HIGH \$935 LOW \$484
For Sale vs Total: 2.7% Average days on market: 49

THE PLAZA WEST

Units SOLD: 7 Sq Ft HIGH \$769 LOW \$543
Units FOR SALE: 8 Sq Ft HIGH \$734 LOW \$542
For Sale vs Total: 1.8% Average days on market: 97

**4th QUARTER
2025**

BRICKELL SNAPSHOT

AXIS ON BRICKELL NORTH

Units SOLD: 3	Sq Ft HIGH \$777	LOW \$576
Units FOR SALE: 20	Sq Ft HIGH \$649	LOW \$499
For Sale vs Total: 5.7%	Average days on market: 75	

MILLECENTO

Units SOLD: 2	Sq Ft HIGH \$700	LOW \$552
Units FOR SALE: 22	Sq Ft HIGH \$934	LOW \$592
For Sale vs Total: 5.8%	Average days on market: 94	

AXIS ON BRICKELL SOUTH

Units SOLD: 4	Sq Ft HIGH \$629	LOW \$551
Units FOR SALE: 14	Sq Ft HIGH \$692	LOW \$522
For Sale vs Total: 4.0%	Average days on market: 121	

MY BRICKELL

Units SOLD: 1	Sq Ft HIGH \$514	LOW \$514
Units FOR SALE: 14	Sq Ft HIGH \$623	LOW \$474
For Sale vs Total: 7.3%	Average days on market: 111	

BRICKELL TEN

Units SOLD: 4	Sq Ft HIGH \$704	LOW \$459
Units FOR SALE: 7	Sq Ft HIGH \$850	LOW \$553
For Sale vs Total: 4.5%	Average days on market: 159	

VUE AT BRICKELL

Units SOLD: 3	Sq Ft HIGH \$509	LOW \$477
Units FOR SALE: 11	Sq Ft HIGH \$561	LOW \$494
For Sale vs Total: 3.4%	Average days on market: 66	

500 BRICKELL EAST

Units SOLD: 2	Sq Ft HIGH \$703	LOW \$676
Units FOR SALE: 9	Sq Ft HIGH \$716	LOW \$529
For Sale vs Total: 2.8%	Average days on market: 31	

500 BRICKELL WEST

Units SOLD: 3	Sq Ft HIGH \$542	LOW \$437
Units FOR SALE: 19	Sq Ft HIGH \$630	LOW \$517
For Sale vs Total: 6.0%	Average days on market: 127	

ECHO BRICKELL

Units SOLD: 0	Sq Ft HIGH N/A	LOW N/A
Units FOR SALE: 26	Sq Ft HIGH \$1,689	LOW \$912
For Sale vs Total: 14.4%	Average days on market: N/A	

BRICKELL FLATIRON

Units SOLD: 2	Sq Ft HIGH \$1,000	LOW \$953
Units FOR SALE: 24	Sq Ft HIGH \$2,053	LOW \$951
For Sale vs Total: 4.6%	Average days on market: 159	

BRICKELL HOUSE

Units SOLD: 8	Sq Ft HIGH \$883	LOW \$756
Units FOR SALE: 15	Sq Ft HIGH \$1,825	LOW \$830
For Sale vs Total: 4.0%	Average days on market: 47	

THE BOND ON BRICKELL

Units SOLD: 4	Sq Ft HIGH \$794	LOW \$723
Units FOR SALE: 16	Sq Ft HIGH \$963	LOW \$715
For Sale vs Total: 4.9%	Average days on market: 103	

**4th QUARTER
2025**

BRICKELL SNAPSHOT

BRICKELL ON THE RIVER NORTH

Units SOLD: 1 Sq Ft HIGH \$483 LOW \$483
Units FOR SALE: 17 Sq Ft HIGH \$644 LOW \$510
For Sale vs Total: 4.4% Average days on market: 14

BRICKELL ON THE RIVER SOUTH

Units SOLD: 1 Sq Ft HIGH \$505 LOW \$505
Units FOR SALE: 20 Sq Ft HIGH \$549 LOW \$425
For Sale vs Total: 6.1% Average days on market: 3

FOUR SEASONS RESIDENCES

Units SOLD: 2 Sq Ft HIGH \$1,169 LOW \$1,100
Units FOR SALE: 12 Sq Ft HIGH \$2,915 LOW \$1,122
For Sale vs Total: 4.4% Average days on market: 29

INFINITY AT BRICKELL

Units SOLD: 4 Sq Ft HIGH \$684 LOW \$527
Units FOR SALE: 27 Sq Ft HIGH \$694 LOW \$435
For Sale vs Total: 5.9% Average days on market: 65

1050 BRICKELL

Units SOLD: 1 Sq Ft HIGH \$475 LOW \$475
Units FOR SALE: 13 Sq Ft HIGH \$629 LOW \$430
For Sale vs Total: 5.0% Average days on market: 96

1060 BRICKELL

Units SOLD: 1 Sq Ft HIGH \$498 LOW \$498
Units FOR SALE: 8 Sq Ft HIGH \$621 LOW \$432
For Sale vs Total: 2.5% Average days on market: 57

JADE BRICKELL

Units SOLD: 8 Sq Ft HIGH \$1,230 LOW \$818
Units FOR SALE: 21 Sq Ft HIGH \$1,338 LOW \$781
For Sale vs Total: 6.2% Average days on market: 91

NINE AT MARY BRICKELL VILLAGE

Units SOLD: 2 Sq Ft HIGH \$547 LOW \$546
Units FOR SALE: 16 Sq Ft HIGH \$685 LOW \$550
For Sale vs Total: 4.1% Average days on market: 158

ASIA BRICKELL KEY

Units SOLD: 0 Sq Ft HIGH N/A LOW N/A
Units FOR SALE: 16 Sq Ft HIGH \$3,409 LOW \$973
For Sale vs Total: 13.0% Average days on market: N/A

CARBONELL BRICKELL KEY

Units SOLD: 3 Sq Ft HIGH \$864 LOW \$604
Units FOR SALE: 12 Sq Ft HIGH \$1,006 LOW \$640
For Sale vs Total: 4.2% Average days on market: 125

THE EMERALD AT BRICKELL

Units SOLD: 1 Sq Ft HIGH \$476 LOW \$476
Units FOR SALE: 6 Sq Ft HIGH \$740 LOW \$482
For Sale vs Total: 4.2% Average days on market: 81

THE SAIL CONDO

Units SOLD: 1 Sq Ft HIGH \$510 LOW \$510
Units FOR SALE: 9 Sq Ft HIGH \$738 LOW \$530
For Sale vs Total: 5.9% Average days on market: 98