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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:

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