



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 16 Issue 4

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

November 2022

BRICKELL PLACE PHASE I ASSOCIATION, INC.

1901 Brickell Ave., Miami, FL 33129
<https://brickellplace.buildinglink.com>

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IMPORTANT NUMBERS

Main 305-854-5343
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TV Room/Security Extension 1
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Management Extension 3
Bookkeeper Extension 4
Receiving Extension 5
Valet Extension 6
Emails manager@brickellplace.net
 admin@brickellplace.net
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 maintenance@brickellplace.net

OFFICE HOURS

Mon. - Fri. 9am - 12:30pm & 1:30-4pm

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HAPPY THANKSGIVING

The Brickell Place I Board and Management hope everyone had a juicy turkey, a splendid gathering of friends and family, and triumphant victories for your favorite football teams this Thanksgiving. We hope you have the happiest of Holidays.



A Thanksgiving Blessing

May your stuffing be tasty
May your turkey plump,
May your potatoes and gravy
Have nary a lump.
May your yams be delicious
And your pies take the prize,
And may your Thanksgiving dinner
Stay off your thighs!
-Unknown

THANKSGIVING QUOTATIONS

- What we're really talking about is a wonderful day set aside on the fourth Thursday of November when no one diets. I mean, why else would they call it Thanksgiving? – Erma Bombeck
- Who does not thank for little will not thank for much. – Estonian proverb
- Got no check books, got no banks. Still I'd like to express my thanks – I got the sun in the mornin' and the moon at night. – Irving Berlin
- The unthankful heart... discovers no mercies; but let the thankful heart sweep through the day and, as the magnet finds the iron, so it will find, in every hour, some heavenly blessings! – Henry Ward Beecher
- Best of all is it to preserve everything in a pure, still heart, and let there be for every pulse a thanksgiving, and for every breath a song. – Konrad von Gesner
- An optimist is a person who starts a new diet on Thanksgiving Day. – Irv Kupcinet
- Not what we say about our blessings, but how we use them, is the true measure of our thanksgiving. – WT Purkiser
- I love Thanksgiving turkey—it's the only time in Los Angeles that you see natural breasts. – Arnold Schwarzenegger
- Gratitude makes sense of our past, brings peace for today, and creates a vision for tomorrow. – Melody Beattie
- None is more impoverished than the one who has no gratitude. Gratitude is a currency that we can mint for ourselves, and spend without fear of bankruptcy. – Fred De Witt Van Amburgh
- Be thankful for what you have; you'll end up having more. If you concentrate on what you don't have, you will never, ever have enough. – Oprah Winfrey

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ICE CREAM PUMPKIN PIE

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

Instructions:

1. Fill piecrust with ice cream; freeze until solid.
2. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt.
3. Spoon mixture over frozen layer of ice cream in crust; freeze until solid.
4. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.

Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.



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2022 CONDO MARKET UPDATE

Download our 3rd Qtr report at www.ewminight.com

	September 2022	September 2021	Percent Change Year-over-Year
Closed Sales	1,309	1,790	-26.9%
Paid in Cash	649	823	-21.1%
Median Sale Price	\$395,000	\$330,000	19.7%
Average Sale Price	\$636,248	\$549,108	15.9%
Dollar Volume	\$832.8 Million	\$982.9 Million	-15.3%
Med. Pct. of Orig. List Price Received	97.2%	97.3%	-0.1%
Median Time to Contract	28 Days	35 Days	-20.0%
Median Time to Sale	71 Days	82 Days	-13.4%
New Pending Sales	1,361	2,162	-37.0%
New Listings	1,858	2,460	-24.5%
Pending Inventory	2,091	3,588	-41.7%
Inventory (Active Listings)	6,399	8,049	-20.5%
Months Supply of Inventory	3.5	4.3	-18.6%

FEATURED PROPERTY OF THE MONTH
C504 - 1746 SqFt - Handyman Special
ASKING \$675K - MOTIVATED SELLER

FOR SALE - 9 UNITS

BEDROOMS	TOTAL UNITS	PRICE RANGE
3 BR	1 units	\$3.9M
2 BR	5 units	\$675k-780k
1 BR	3 unit	\$440k-630k



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CURRENT MARKET STATISTICS
AVERAGE DAYS ON THE MARKET: 31
SALE PRICE: 98% of asking price
CLOSED SALES: average price per sq ft in all four towers: \$451.00
PENDING SALES AND AC: 1 unit

CLOSED IN LAST 60 DAYS - 5 UNITS

UNIT	BR/BA	LIST PRICE	SOLD PRICE	CLOSED
A2013	2/2	\$755k	\$752,500	Oct-22
C412	2/2	\$565k	\$555k	Sep-22

Information provided from MLS and outside sources deemed accurate but not guaranteed

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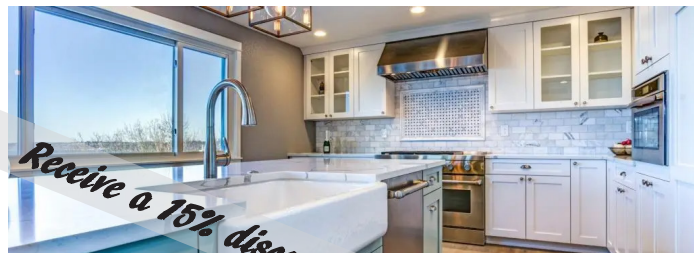
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