

# Unit 2611 - Brickell On The River North

2611 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11405969  
 Status: Active  
 Size: 1,117 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Street Parking,Valet Parking  
 View:  
 List Price: \$649,000  
 List PPSF: \$581  
 Valuated Price: \$642,000  
 Valuated PPSF: \$575

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 384  
 Number of active listings for rent: 27  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

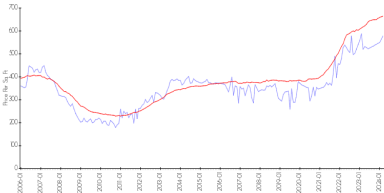
Brickell On the River South Condo Association  
 (305) 579-0044

## Recent Sales

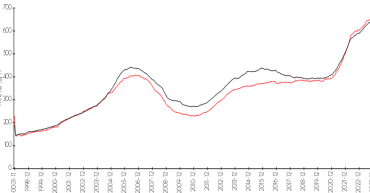
Unit #	Size	Closing Date	Sale Price	PPSF
1808	1,051 sq ft	Apr 2024	\$590,000	\$561
3719	1,157 sq ft	Apr 2024	\$660,000	\$570
1708	1,051 sq ft	Jan 2024	\$525,000	\$500
4021	1,513 sq ft	Nov 2023	\$840,000	\$555
2609	775 sq ft	Sep 2023	\$455,000	\$587
3916	1,335 sq ft	Sep 2023	\$700,000	\$524

## Market Information

Brickell On The River North vs Miami



Miami vs Miami-Dade



Brickell On The River \$579/sq. ft.  
 North:  
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Brickell On The River North 2%  
 Miami 4%  
 Miami-Dade 3%



**Avg. Time to Close Over Last 12 Months**

Brickell On The River North	47 days
Miami	84 days
Miami-Dade	81 days