

Unit 2102 - Brickell On The River South

2102 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11441595
 Status: Active
 Size: 1,289 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$800,000
 List PPSF: \$621
 Valuated Price: \$677,000
 Valuated PPSF: \$525

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: 327
 Number of active listings for rent: 15
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

Building Association Information

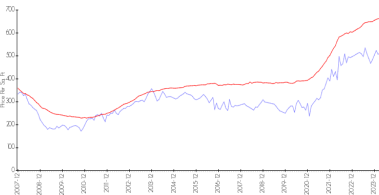
Brickell on the River South Tower Condo Association & Management Office
 41 SE 5 ST Miami FL 33131
 Phone: 305.579.50044

Recent Sales

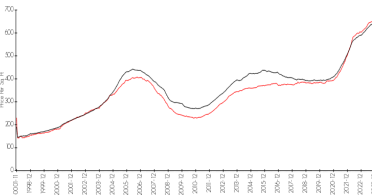
Unit #	Size	Closing Date	Sale Price	PPSF
1806	1,056 sq ft	Apr 2024	\$515,000	\$488
2115	952 sq ft	Mar 2024	\$550,000	\$578
908	1,402 sq ft	Feb 2024	\$635,000	\$453
2111	981 sq ft	Feb 2024	\$560,000	\$571
1810	1,441 sq ft	Jan 2024	\$795,000	\$552
1508	1,402 sq ft	Jan 2024	\$685,000	\$489

Market Information

Brickell On The River South vs Miami



Miami vs Miami-Dade

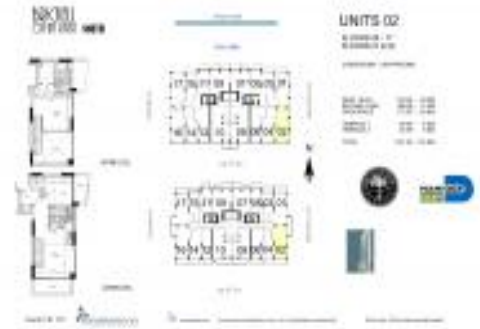


Brickell On The River \$513/sq. ft.
 South:
 Miami: \$665/sq. ft.

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

Inventory for Sale

Brickell On The River South 3%
 Miami 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Brickell On The River South	51 days
Miami	84 days
Miami-Dade	81 days