

# Unit 1212 - Brickell On The River South

1212 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11492307  
 Status: Active  
 Size: 1,058 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$575,000  
 List PPSF: \$543  
 Valuated Price: \$406,000  
 Valuated PPSF: \$384

*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: 21  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

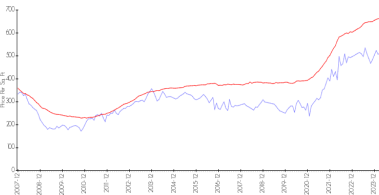
Brickell on the River South Tower Condo Association & Management Office  
 41 SE 5 ST Miami FL 33131  
 Phone: 305.579.50044

## Recent Sales

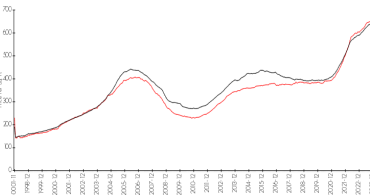
Unit #	Size	Closing Date	Sale Price	PPSF
1806	1,056 sq ft	Apr 2024	\$515,000	\$488
2115	952 sq ft	Mar 2024	\$550,000	\$578
908	1,402 sq ft	Feb 2024	\$635,000	\$453
2111	981 sq ft	Feb 2024	\$560,000	\$571
1810	1,441 sq ft	Jan 2024	\$795,000	\$552
1508	1,402 sq ft	Jan 2024	\$685,000	\$489

## Market Information

Brickell On The River South vs Miami



Miami vs Miami-Dade

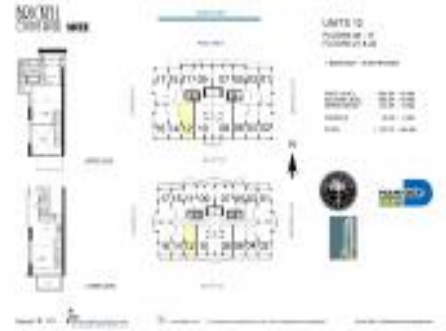


Brickell On The River \$513/sq. ft.  
 South:  
 Miami: \$665/sq. ft.

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