

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: | \$384,000 |
| Valuated PPSF: | \$363 |

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

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|--|-----|
| 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: | 3 |

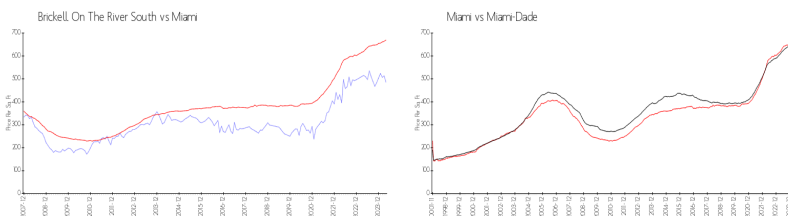
Building Association Information

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

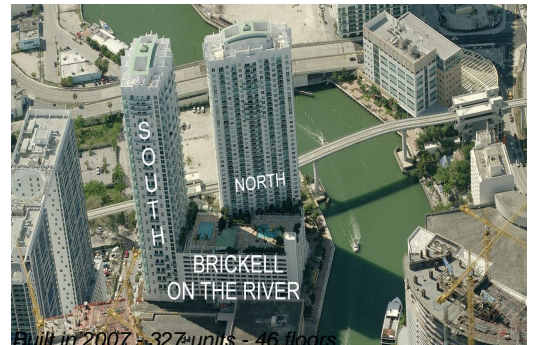
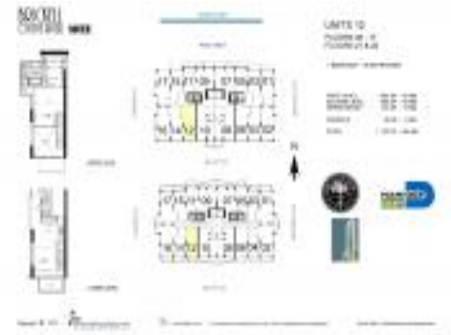


Brickell On The River \$485/sq. ft.
South:
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$698/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 | 52 days |
| Miami | 84 days |
| Miami-Dade | 81 days |