

Unit 2303 - Brickell On The River North

2303 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11523640
Status:	Active
Size:	775 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$490,000
List PPSF:	\$632
Valuated Price:	\$460,000
Valuated PPSF:	\$594

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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

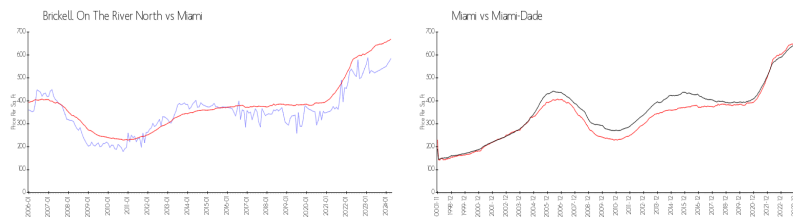
Building Association Information

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

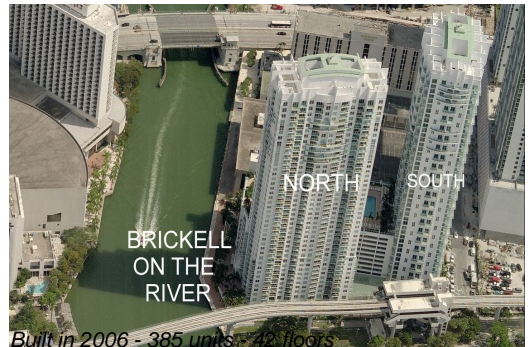
Market Information



Brickell On The River North:	\$585/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Brickell On The River North	55 days
Miami	84 days
Miami-Dade	81 days