

Unit 1706 - Brickell On The River South

1706 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11527343
 Status: Active
 Size: 1,056 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$519,000
 List PPSF: \$491
 Valuated Price: \$549,000
 Valuated PPSF: \$520

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

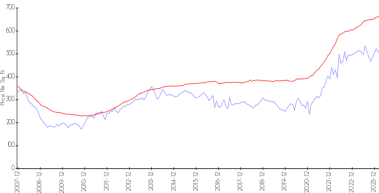
Brickell on the River South Tower Condo Association & Management Office
 41 SE 5 ST Miami FL 33131
 Phone: 305.579.50044

Recent Sales

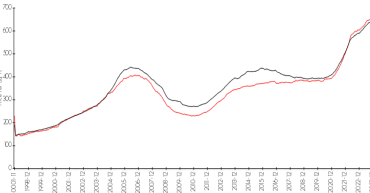
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1806 | 1,056 sq ft | Apr 2024 | \$515,000 | \$488 |
| 2115 | 952 sq ft | Mar 2024 | \$550,000 | \$578 |
| 908 | 1,402 sq ft | Feb 2024 | \$635,000 | \$453 |
| 2111 | 981 sq ft | Feb 2024 | \$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

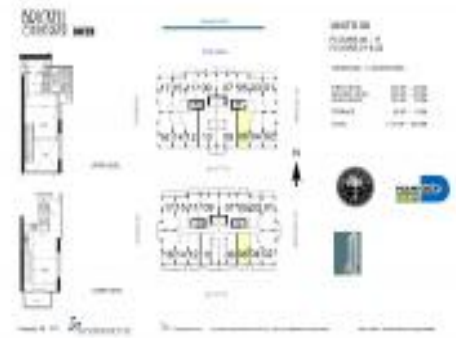


Brickell On The River \$513/sq. ft.
 South:
 Miami: \$665/sq. ft.

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 |