

Unit 1704 - Brickell On The River North

1704 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11556757
Status:	Active
Size:	1,051 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$595,000
List PPSF:	\$566
Valuated Price:	\$558,000
Valuated PPSF:	\$531

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:	9
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

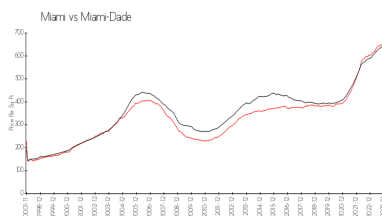
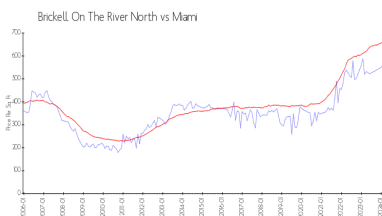
Building Association Information

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

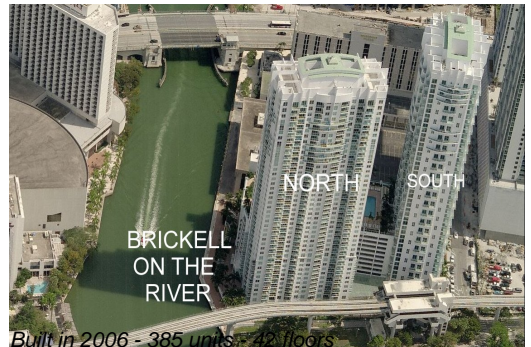


Brickell On The River \$585/sq. ft.
North:
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Brickell On The River North	2%
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