

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: \$553,000
 Valuated PPSF: \$526

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: 16
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

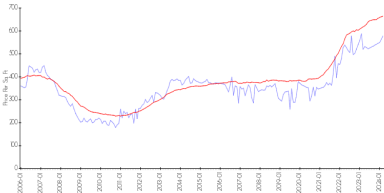
Brickell On the River South Condo Association
 (305) 579-0044

Recent Sales

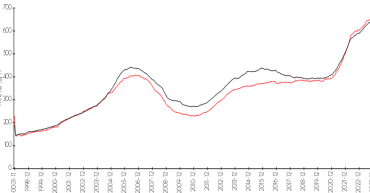
Unit #	Size	Closing Date	Sale Price	PPSF
1808	1,051 sq ft	Apr 2024	\$590,000	\$561
3719	1,157 sq ft	Apr 2024	\$660,000	\$570
1708	1,051 sq ft	Jan 2024	\$525,000	\$500
4021	1,513 sq ft	Nov 2023	\$840,000	\$555
2609	775 sq ft	Sep 2023	\$455,000	\$587
3916	1,335 sq ft	Sep 2023	\$700,000	\$524

Market Information

Brickell On The River North vs Miami



Miami vs Miami-Dade

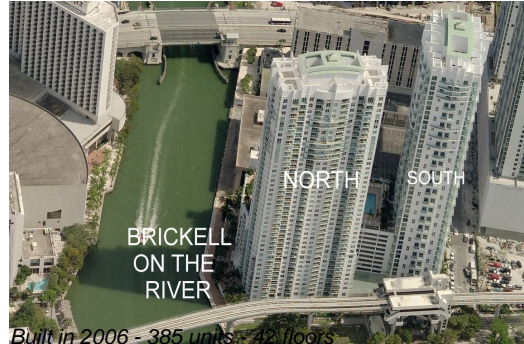


Brickell On The River \$579/sq. ft.
 North:
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.
 Miami-Dade: \$703/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	47 days
Miami	84 days
Miami-Dade	81 days