

Unit 304 - Brickell On The River South

304 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11581149
 Status: Active
 Size: 987 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$530,000
 List PPSF: \$537
 Valuated Price: \$429,000
 Valuated PPSF: \$435

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: 17
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

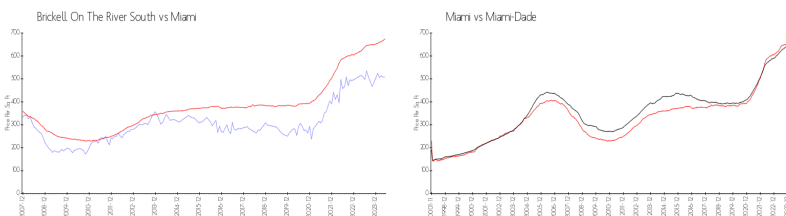
Building Association Information

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
2315	952 sq ft	May 2024	\$585,000	\$614
517	1,267 sq ft	May 2024	\$600,000	\$474
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

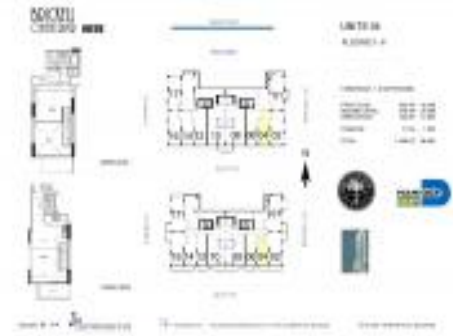
Market Information



Brickell On The River South: \$508/sq. ft.
 Miami: \$673/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Brickell On The River South: 5%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Brickell On The River South	52 days
Miami	83 days
Miami-Dade	82 days