

# Unit 2911 - Brickell On The River North

2911 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11582119                              |
| Status:         | Pending                                |
| Size:           | 1,117 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| List Price:     | \$660,000                              |
| List PPSF:      | \$591                                  |
| Valuated Price: | \$656,000                              |
| Valuated PPSF:  | \$587                                  |

*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: | 11  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 3   |

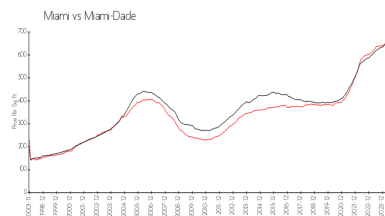
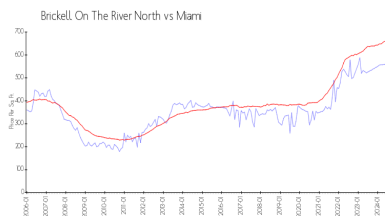
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2201   | 1,117 sq ft | Aug 2024     | \$635,000  | \$568 |
| 611    | 1,117 sq ft | Aug 2024     | \$530,000  | \$474 |
| 602    | 917 sq ft   | Aug 2024     | \$495,000  | \$540 |
| 1501   | 1,117 sq ft | Jun 2024     | \$643,500  | \$576 |
| 2504   | 1,051 sq ft | Jun 2024     | \$550,000  | \$523 |

## Market Information



|                              |               |             |               |
|------------------------------|---------------|-------------|---------------|
| Brickell On The River North: | \$574/sq. ft. | Miami:      | \$664/sq. ft. |
| Miami:                       | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

|                             |    |
|-----------------------------|----|
| Brickell On The River North | 2% |
| Miami                       | 4% |
| Miami-Dade                  | 4% |

## Avg. Time to Close Over Last 12 Months

|                             |         |
|-----------------------------|---------|
| Brickell On The River North | 69 days |
| Miami                       | 85 days |
| Miami-Dade                  | 85 days |

