

# Unit 2809 - Brickell On The River North

2809 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11600955
Status:	Active
Size:	775 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$550,000
List PPSF:	\$710
Valuated Price:	\$472,000
Valuated PPSF:	\$609

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

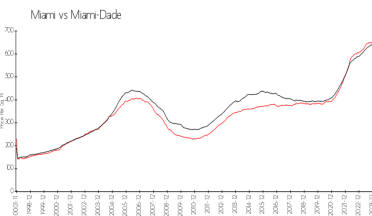
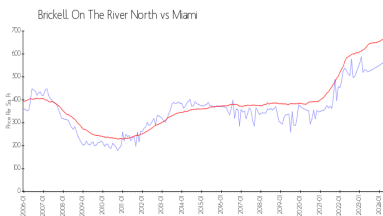
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2504	1,051 sq ft	Jun 2024	\$550,000	\$523
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

## Market Information



Brickell On The River North:	\$571/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/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  
Miami  
Miami-Dade

64 days  
83 days  
82 days