

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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

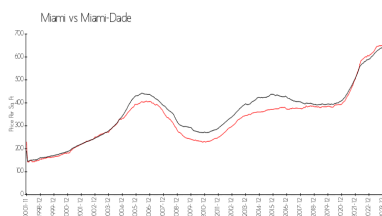
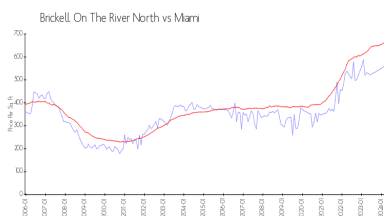
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	1,117 sq ft	Jun 2024	\$643,500	\$576
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

Market Information

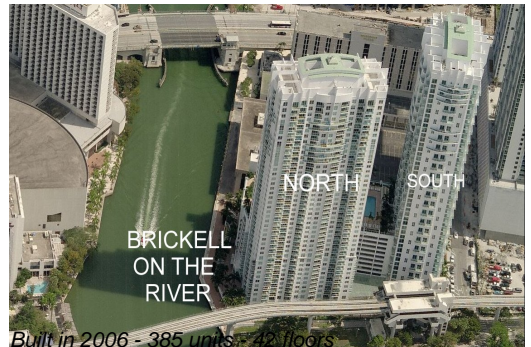


Brickell On The River North:	\$571/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

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	59 days
Miami	83 days
Miami-Dade	82 days