

# Unit 312 - Brickell On The River South

312 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11601168
Status:	Cancelled
Size:	1,058 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$530,000
List PPSF:	\$501
Valuated Price:	\$352,000
Valuated PPSF:	\$333

*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:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

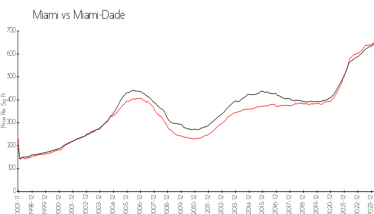
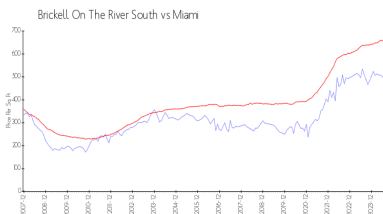
## Building Association Information

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
808	1,402 sq ft	Sep 2024	\$630,000	\$449
715	952 sq ft	Jun 2024	\$560,000	\$588
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

## Market Information



Brickell On The River South: \$486/sq. ft.  
Miami: \$664/sq. ft.

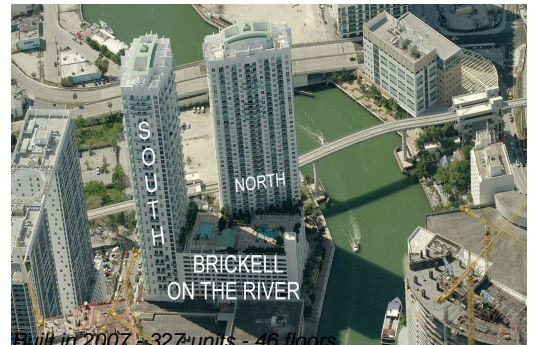
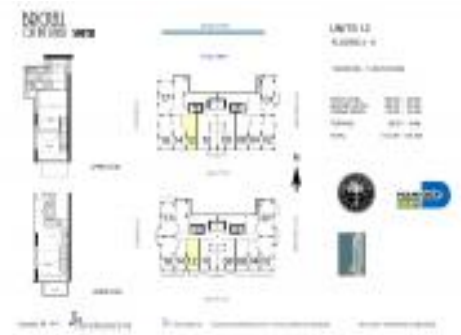
Miami: \$664/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Brickell On The River South	6%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Brickell On The River South	60 days
Miami	85 days



Miami-Dade

85 days