

# Unit 808 - Brickell On The River South

808 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11604448
Status:	Closed
Size:	1,402 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Deeded Parking,Guest Parking,Valet Parking
View:	
List Price:	\$650,000
List PPSF:	\$464
Valuated Price:	\$613,000
Valuated PPSF:	\$437

*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

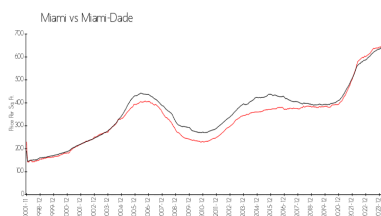
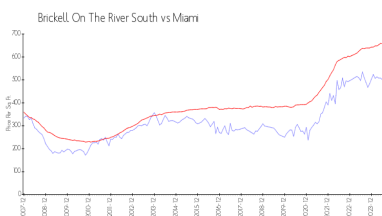
## Building Association Information

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



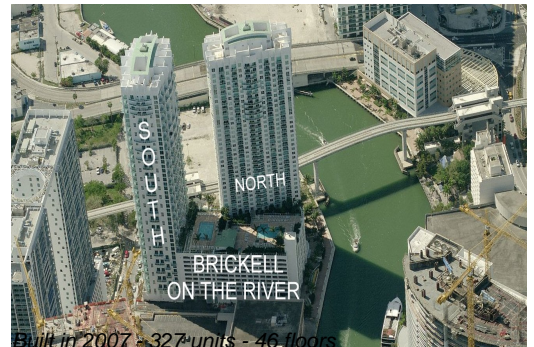
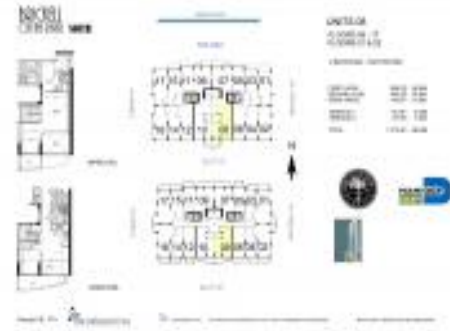
Brickell On The River South:	\$486/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## 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  
Miami-Dade

85 days  
85 days