

# Unit 808 - Brickell On The River South

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

## Unit Information

MLS Number: A11604448  
 Status: Active  
 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: \$641,000  
 Valuated PPSF: \$457

*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: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

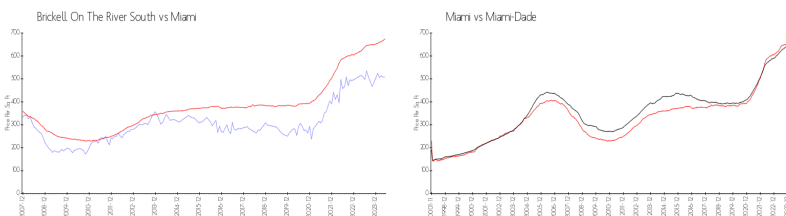
## Building Association Information

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
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
2115	952 sq ft	Mar 2024	\$550,000	\$578
908	1,402 sq ft	Feb 2024	\$635,000	\$453
2111	981 sq ft	Feb 2024	\$560,000	\$571

## Market Information



Brickell On The River South: \$508/sq. ft.  
 Miami: \$673/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Brickell On The River South: 5%  
 Miami: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Brickell On The River South	52 days
Miami	83 days
Miami-Dade	82 days