

# Unit 1916 - Brickell On The River South

1916 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11611866  
 Status: Active  
 Size: 1,289 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View:  
 List Price: \$745,000  
 List PPSF: \$578  
 Valuated Price: \$629,000  
 Valuated PPSF: \$488

*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: 22  
 Building inventory for sale: 6%  
 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: 1

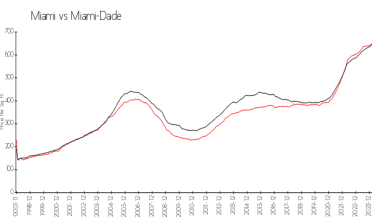
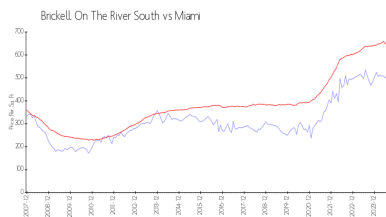
## Building Association Information

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
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
2115	952 sq ft	Mar 2024	\$550,000	\$578

## Market Information



Brickell On The River South: \$486/sq. ft.  
 Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Brickell On The River South: 7%  
 Miami: 4%  
 Miami-Dade: 4%



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

Brickell On The River South	62 days
Miami	84 days
Miami-Dade	84 days