

Unit 1805 - Brickell On The River South

1805 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11614273
 Status: Active
 Size: 981 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$560,000
 List PPSF: \$571
 Valuated Price: \$521,000
 Valuated PPSF: \$531

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

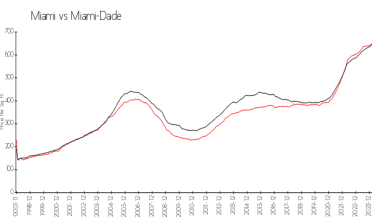
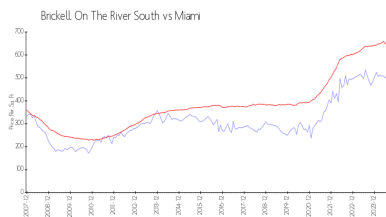
Building Association Information

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 |

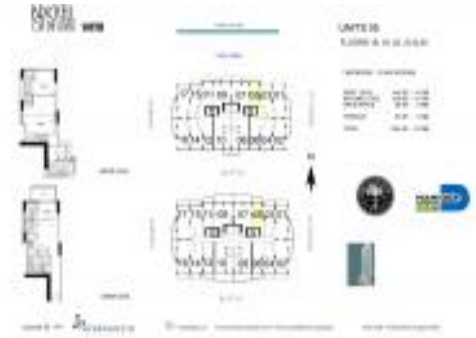
Market Information



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 |