

Unit 3008 - Brickell On The River North

3008 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11627072
 Status: Active
 Size: 1,051 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$665,000
 List PPSF: \$633
 Valuated Price: \$555,000
 Valuated PPSF: \$528

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: 384
 Number of active listings for rent: 27
 Number of active listings for sale: 13
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

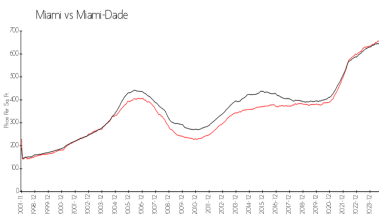
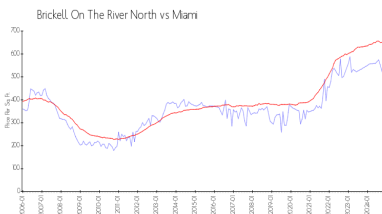
Building Association Information

Brickell On the River South Condo Association
 (305) 579-0044

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1802 | 1,110 sq ft | Dec 2024 | \$577,500 | \$520 |
| 3617 | 1,157 sq ft | Nov 2024 | \$585,000 | \$506 |
| 2911 | 1,117 sq ft | Nov 2024 | \$650,000 | \$582 |
| 2201 | 1,117 sq ft | Aug 2024 | \$635,000 | \$568 |
| 611 | 1,117 sq ft | Aug 2024 | \$530,000 | \$474 |
| 602 | 917 sq ft | Aug 2024 | \$495,000 | \$540 |

Market Information



Brickell On The River North: \$511/sq. ft.
 Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Brickell On The River North: 3%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Brickell On The River North: 77 days
 Miami: 92 days

