

Unit 1601 - Brickell On The River North

1601 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11630605
Status:	Active
Size:	1,117 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$670,000
List PPSF:	\$600
Valuated Price:	\$551,000
Valuated PPSF:	\$493

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:	10
Building inventory for sale:	2%
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:	2

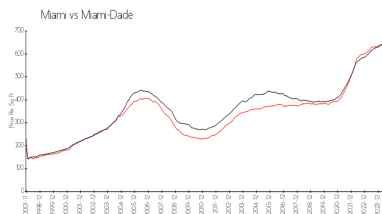
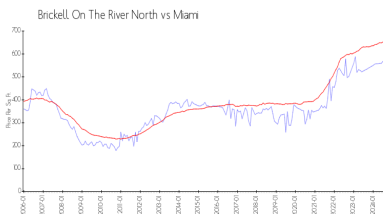
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1501	1,117 sq ft	Jun 2024	\$643,500	\$576
2504	1,051 sq ft	Jun 2024	\$550,000	\$523

Market Information



Brickell On The River North:	\$496/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Brickell On The River North	3%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Brickell On The River North	66 days
Miami	87 days

