

# Unit 1003 - Brickell On The River South

1003 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11656310  
 Status: Active  
 Size: 952 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View:  
 List Price: \$565,000  
 List PPSF: \$593  
 Valuated Price: \$475,000  
 Valuated PPSF: \$499

*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: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

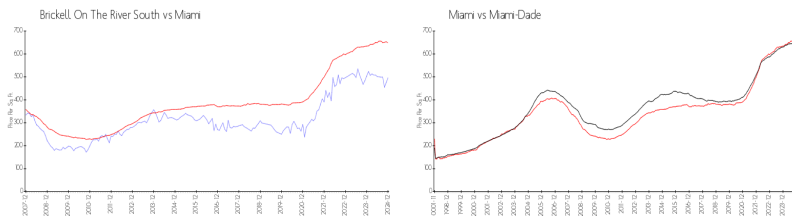
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 2010   | 1,441 sq ft | Dec 2024     | \$725,000  | \$503 |
| 1608   | 1,402 sq ft | Oct 2024     | \$640,000  | \$456 |
| 808    | 1,402 sq ft | Sep 2024     | \$630,000  | \$449 |
| 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 |

## Market Information



Brickell On The River South: \$494/sq. ft.  
 Miami: \$895/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Brickell On The River South: 7%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Brickell On The River South: 51 days



Miami  
Miami-Dade

91 days  
90 days