

Unit 1717 - Brickell On The River South

1717 - 41 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11658259
Status:	Active
Size:	1,267 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$765,000
List PPSF:	\$604
Valuated Price:	\$704,000
Valuated PPSF:	\$556

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:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

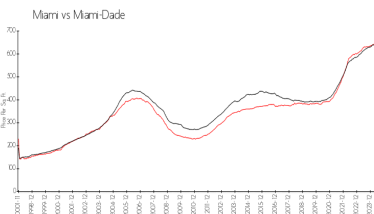
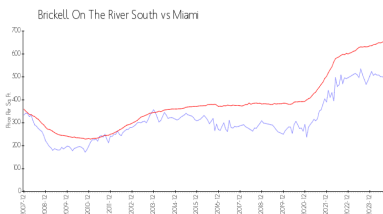
Building Association Information

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
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: \$499/sq. ft.
Miami: \$642/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Brickell On The River South	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Brickell On The River South	50 days
Miami	87 days



