

Unit 3916 - Brickell On The River North

3916 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11743321
Status:	Active
Size:	1,335 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$699,000
List PPSF:	\$524
Valuated Price:	\$732,000
Valuated PPSF:	\$548

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:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

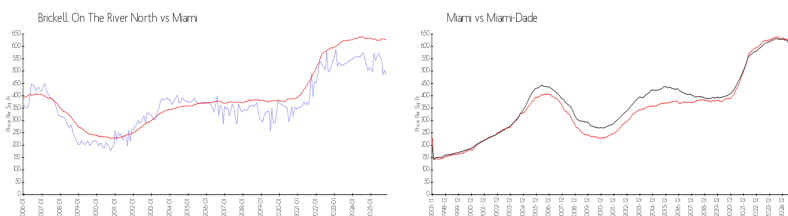
Brickell On the River South Condo Association
(305) 579-0044

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,117 sq ft	Dec 2025	\$540,000	\$483
1806	902 sq ft	Oct 2025	\$415,000	\$460
1807	757 sq ft	Sep 2025	\$400,000	\$528
3817	1,157 sq ft	Sep 2025	\$580,000	\$501
707	757 sq ft	Aug 2025	\$365,000	\$482
1505	757 sq ft	Aug 2025	\$400,000	\$528
1601	1,117 sq ft	Aug 2025	\$555,000	\$497
1009	775 sq ft	Aug 2025	\$405,000	\$523

Market Information

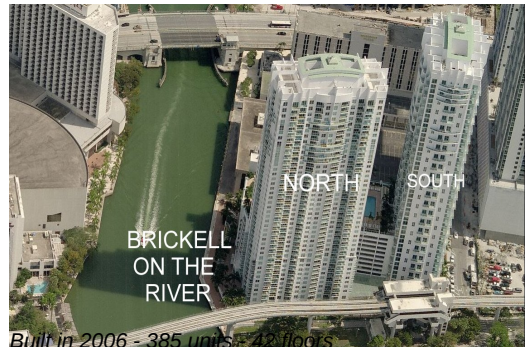


Brickell On The River North: \$485/sq. ft.
Miami: \$629/sq. ft.

Miami: \$629/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Brickell On The River North	71 days
Miami	70 days
Miami-Dade	77 days