

Unit 1501 - Brickell On The River North

1501 - 31 SE 5 St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11465377
 Status: Active
 Size: 1,117 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$659,900
 List PPSF: \$591
 Valuated Price: \$635,000
 Valuated PPSF: \$568

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: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

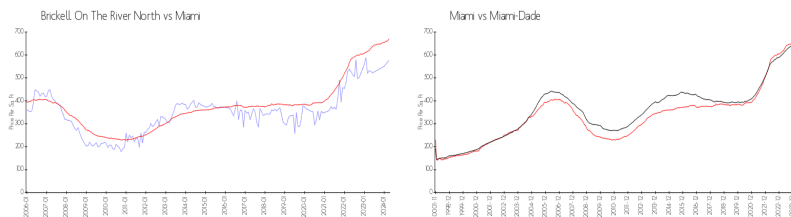
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1808 | 1,051 sq ft | Apr 2024 | \$590,000 | \$561 |
| 3719 | 1,157 sq ft | Apr 2024 | \$660,000 | \$570 |
| 1708 | 1,051 sq ft | Jan 2024 | \$525,000 | \$500 |
| 4021 | 1,513 sq ft | Nov 2023 | \$840,000 | \$555 |
| 2609 | 775 sq ft | Sep 2023 | \$455,000 | \$587 |
| 3916 | 1,335 sq ft | Sep 2023 | \$700,000 | \$524 |

Market Information



Brickell On The River \$577/sq. ft.
 North:
 Miami: \$669/sq. ft.
 Miami-Dade: \$694/sq. ft.
 Miami: \$669/sq. ft.

Inventory for Sale

Brickell On The River North 2%
 Miami 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| Brickell On The River North | 55 days |
| Miami | 84 days |
| Miami-Dade | 81 days |