

Unit 4609 - SLS Brickell

4609 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11397171
Status:	Active
Size:	961 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$795,000
List PPSF:	\$827
Valuated Price:	\$936,000
Valuated PPSF:	\$974

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:	453
Number of active listings for rent:	0
Number of active listings for sale:	37
Building inventory for sale:	8%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

Building Association Information

SLS Brickell Hotel & Residence

Address: 1300 S Miami Ave,

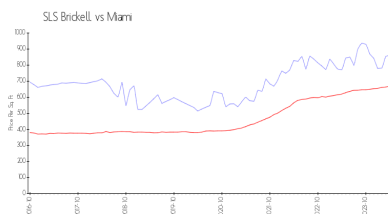
Miami, FL 33130

Phone: +1 305-239-1300

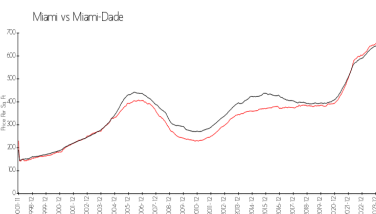
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2004	699 sq ft	Apr 2024	\$565,000	\$808
4502	1,088 sq ft	Apr 2024	\$970,000	\$892
4105	1,505 sq ft	Mar 2024	\$1,375,000	\$914
1508	649 sq ft	Mar 2024	\$535,000	\$824
2402	1,088 sq ft	Feb 2024	\$820,000	\$754
4108	649 sq ft	Feb 2024	\$545,000	\$840

Market Information



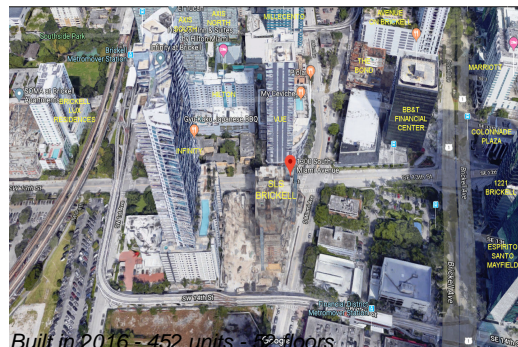
SLS Brickell: \$862/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

SLS Brickell	8%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

SLS Brickell	72 days
Miami	84 days
Miami-Dade	81 days