

Unit PH 5010 - SLS Brickell

PH 5010 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11478060
 Status: Active
 Size: 1,711 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Parking-Under Building,Valet Parking

View:
 List Price: \$1,899,000
 List PPSF: \$1,110
 Valuated Price: \$1,716,000
 Valuated PPSF: \$1,003

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: 33
 Number of sales over the last 6 months: 17
 Number of sales over the last 3 months: 10

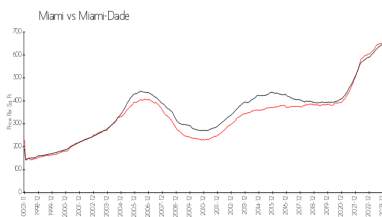
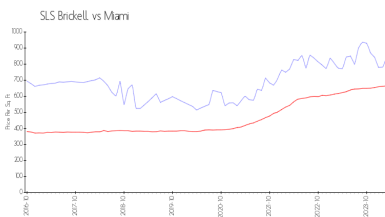
Building Association Information

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: \$855/sq. ft.
 Miami: \$665/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

SLS Brickell 8%
 Miami 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

SLS Brickell

74 days

Miami

84 days

Miami-Dade

81 days