

Unit 4102 - SLS Brickell

4102 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11478783 |
| Status: | Active |
| Size: | 1,088 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,199,000 |
| List PPSF: | \$1,102 |
| Valuated Price: | \$1,008,000 |
| Valuated PPSF: | \$926 |

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

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|--|-----|
| 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 |

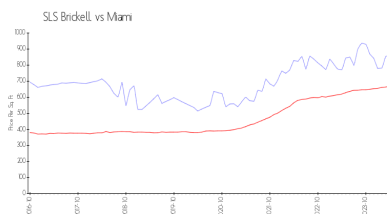
Building Association Information

SLS Brickell Hotel & Residence
Address: 1300 S Miami Ave,
Miami, FL 33130
Phone: +1 305-239-1300

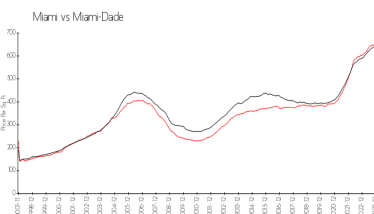
Recent Sales

| 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



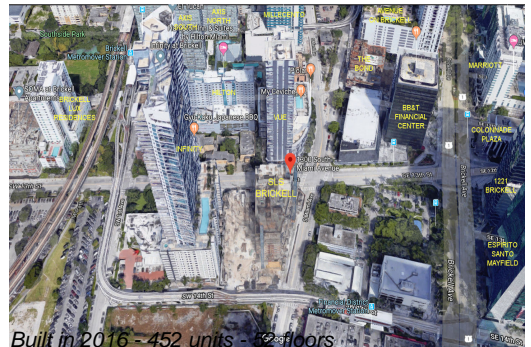
SLS Brickell: \$862/sq. ft.
Miami: \$669/sq. ft.



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 |