

# Unit 2504 - SLS Brickell

2504 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11510373  
 Status: Active  
 Size: 699 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$650,000  
 List PPSF: \$930  
 Valuated Price: \$547,000  
 Valuated PPSF: \$783

*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

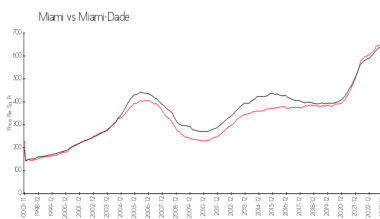
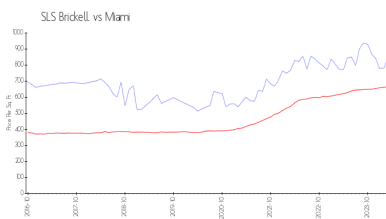
## Building Association Information

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