

# 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:	\$552,000
Valuated PPSF:	\$790

*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

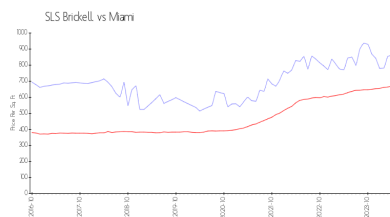
## Building Association Information

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

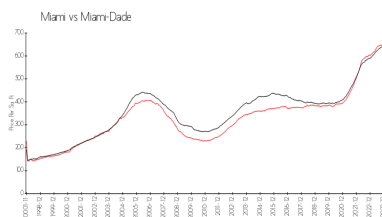
## Recent Sales

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