

# Unit 3709 - SLS Brickell

3709 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11564595
Status:	Active
Size:	961 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$760,000
List PPSF:	\$791
Valuated Price:	\$856,000
Valuated PPSF:	\$891

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:	35
Building inventory for sale:	7%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	11

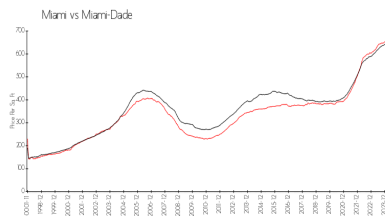
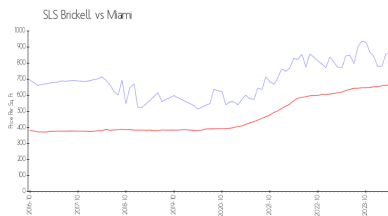
## Building Association Information

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
2703	880 sq ft	May 2024	\$640,000	\$727
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

## Market Information



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

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 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

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



## Avg. Time to Close Over Last 12 Months

SLS Brickell	73 days
Miami	84 days
Miami-Dade	81 days