

Unit 3102 - SLS Brickell

3102 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11567635
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,100,000
List PPSF:	\$1,011
Valuated Price:	\$913,000
Valuated PPSF:	\$839

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:	10

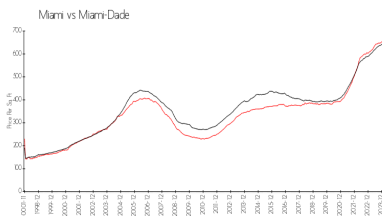
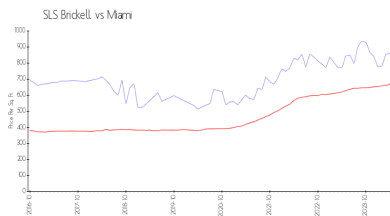
Building Association Information

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
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.
Miami:	\$669/sq. ft.	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	83 days
Miami-Dade	81 days