

Unit 3609 - SLS Brickell

3609 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11582222
 Status: Active
 Size: 961 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking
 View:
 List Price: \$745,000
 List PPSF: \$775
 Valuated Price: \$764,000
 Valuated PPSF: \$795

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: 38
 Number of sales over the last 6 months: 21
 Number of sales over the last 3 months: 13

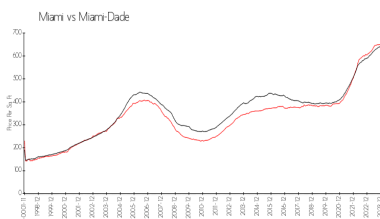
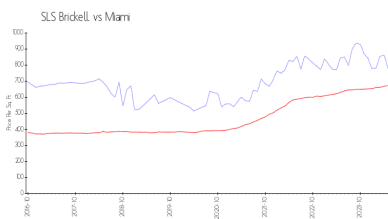
Building Association Information

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
2103	880 sq ft	Jun 2024	\$632,000	\$718
4110	1,155 sq ft	Jun 2024	\$865,000	\$749
3110	1,155 sq ft	Jun 2024	\$820,000	\$710
3907	570 sq ft	Jun 2024	\$520,000	\$912
3511	868 sq ft	May 2024	\$735,000	\$847
2703	880 sq ft	May 2024	\$640,000	\$727

Market Information



SLS Brickell: \$779/sq. ft.
 Miami: \$673/sq. ft.

Miami: \$673/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

SLS Brickell	57 days
Miami	83 days
Miami-Dade	82 days