

Unit 3609 - SLS Brickell

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

Unit Information

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|-----------------|---|
| MLS Number: | A11582222 |
| Status: | Closed |
| Size: | 961 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Additional Spaces Available,Valet Parking |
| View: | |
| List Price: | \$729,000 |
| List PPSF: | \$759 |
| Valuated Price: | \$708,000 |
| Valuated PPSF: | \$737 |

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

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|--|-----|
| Number of units: | 453 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 36 |
| Building inventory for sale: | 7% |
| 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: | 5 |

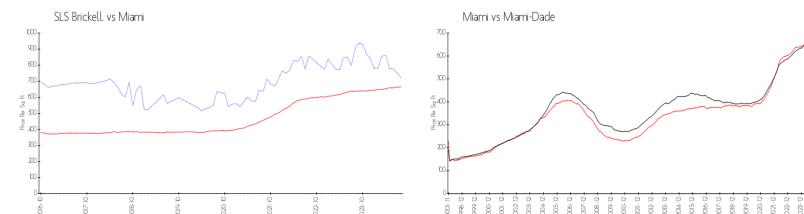
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 1201 | 1,279 sq ft | Sep 2024 | \$905,000 | \$708 |
| 4503 | 880 sq ft | Sep 2024 | \$670,000 | \$761 |
| 3609 | 961 sq ft | Aug 2024 | \$700,000 | \$728 |
| 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 |

Market Information



| | | | |
|---------------|---------------|-------------|---------------|
| SLS Brickell: | \$721/sq. ft. | Miami: | \$664/sq. ft. |
| Miami: | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| SLS Brickell | 74 days |
| Miami | 85 days |
| Miami-Dade | 85 days |