

Unit 1709 - SLS Brickell

1709 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11601534
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:	\$740,000
List PPSF:	\$770
Valuated Price:	\$633,000
Valuated PPSF:	\$659

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:	37
Number of sales over the last 6 months:	21
Number of sales over the last 3 months:	12

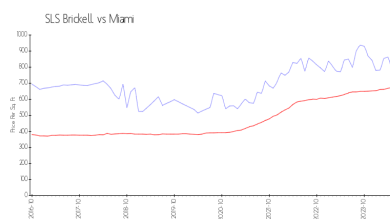
Building Association Information

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

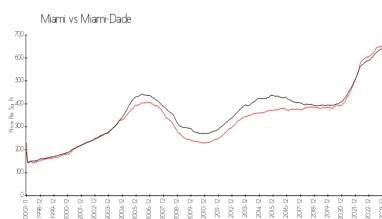
Recent Sales

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



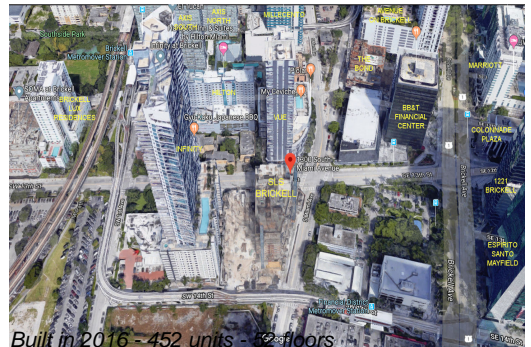
SLS Brickell: \$779/sq. ft.
Miami: \$673/sq. ft.



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