

Unit PH 4908 - SLS Brickell

PH 4908 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11606486
Status:	Active
Size:	682 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$660,000
List PPSF:	\$968
Valuated Price:	\$572,000
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:	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

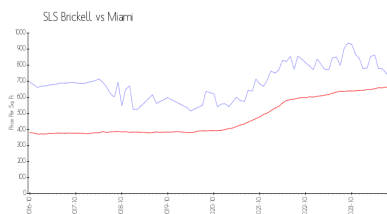
Building Association Information

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

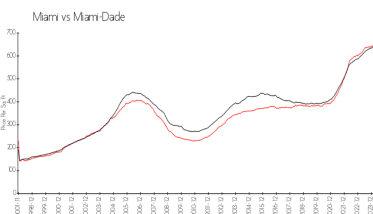
Recent Sales

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



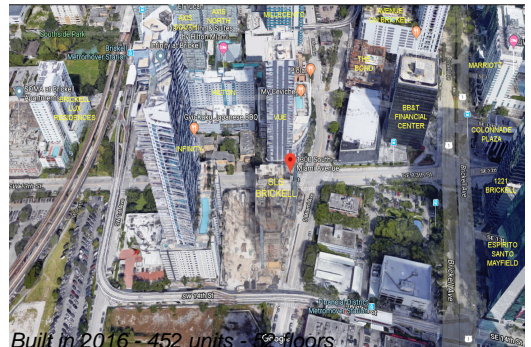
SLS Brickell: \$721/sq. ft.
Miami: \$664/sq. ft.



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