

# Unit 2405 - SLS Brickell

2405 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11615059  
 Status: Active  
 Size: 1,281 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Deeded Parking  
 View:  
 List Price: \$1,350,000  
 List PPSF: \$1,054  
 Valuated Price: \$935,000  
 Valuated PPSF: \$730

*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: 31  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 6

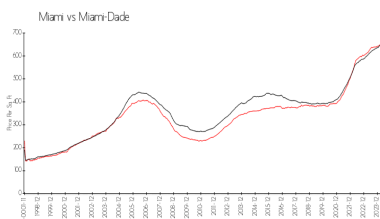
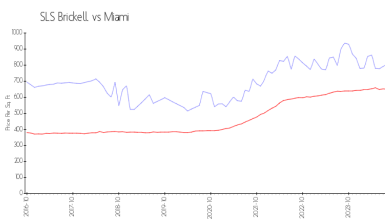
## Building Association Information

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: \$804/sq. ft.  
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

SLS Brickell	62 days
Miami	84 days
Miami-Dade	84 days