

Unit 3709 - SLS Brickell

3709 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11627250
Status:	Active
Size:	961 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$719,999
List PPSF:	\$749
Valuated Price:	\$786,000
Valuated PPSF:	\$818

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:	40
Building inventory for sale:	8%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

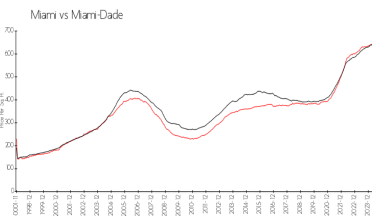
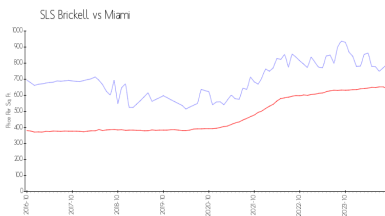
Building Association Information

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
3102	1,088 sq ft	Oct 2024	\$950,000	\$873
4207	570 sq ft	Sep 2024	\$505,000	\$886
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

Market Information



SLS Brickell:	\$792/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

SLS Brickell	9%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

SLS Brickell	77 days
Miami	87 days



Miami-Dade

86 days