

# Unit 3901 - SLS Brickell

3901 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11679639
Status:	Active
Size:	1,279 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,150,000
List PPSF:	\$899
Valuated Price:	\$1,156,000
Valuated PPSF:	\$904

*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:	42
Building inventory for sale:	9%
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

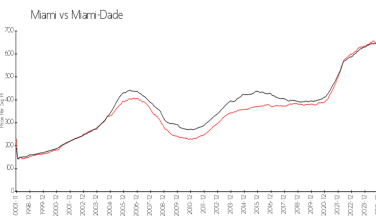
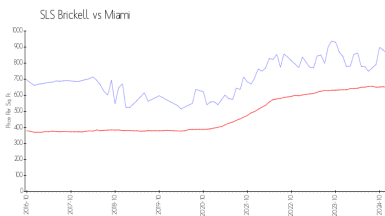
## Building Association Information

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
UPH5	682 sq ft	Jan 2025	\$620,000	\$909
1906	1,154 sq ft	Dec 2024	\$931,200	\$807
2206	1,154 sq ft	Dec 2024	\$930,000	\$806
2609	961 sq ft	Dec 2024	\$660,000	\$687
3102	1,088 sq ft	Oct 2024	\$950,000	\$873

## Market Information



SLS Brickell:	\$858/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

SLS Brickell	95 days
Miami	91 days



Miami-Dade

90 days