

Unit 2803 - SLS Brickell

2803 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11734368
Status:	Active
Size:	880 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Deeded Parking
View:	
List Price:	\$746,000
List PPSF:	\$848
Valuated Price:	\$650,000
Valuated PPSF:	\$739

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:	27
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

Building Association Information

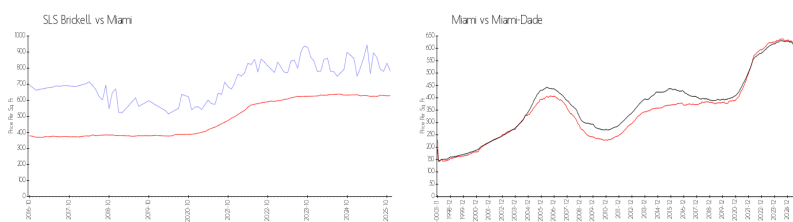
SLS Brickell Hotel & Residence
Address: 1300 S Miami Ave,
Miami, FL 33130
Phone: +1 305-239-1300

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4710	1,155 sq ft	Dec 2025	\$880,000	\$762
3901	1,279 sq ft	Dec 2025	\$850,000	\$665
4601	1,279 sq ft	Oct 2025	\$1,200,000	\$938
4102	1,332 sq ft	Sep 2025	\$923,250	\$693
3405	1,281 sq ft	Sep 2025	\$970,000	\$757
1502	1,088 sq ft	Sep 2025	\$725,000	\$666

Market Information



SLS Brickell: \$782/sq. ft.
Miami: \$629/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

SLS Brickell	64 days
Miami	70 days
Miami-Dade	77 days