

# Unit 1904 - SLS Brickell

1904 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11521365  
 Status: Active  
 Size: 699 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$649,900  
 List PPSF: \$930  
 Valuated Price: \$520,000  
 Valuated PPSF: \$744

*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: 16  
 Number of sales over the last 3 months: 10

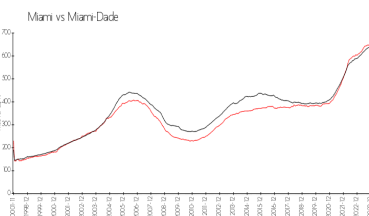
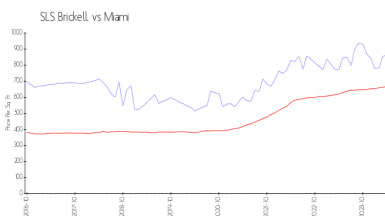
## Building Association Information

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
2703	880 sq ft	May 2024	\$640,000	\$727
2004	699 sq ft	Apr 2024	\$565,000	\$808
4502	1,088 sq ft	Apr 2024	\$970,000	\$892
4105	1,505 sq ft	Mar 2024	\$1,375,000	\$914
1508	649 sq ft	Mar 2024	\$535,000	\$824

## Market Information



SLS Brickell:	\$862/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

SLS Brickell 8%  
 Miami 4%  
 Miami-Dade 3%



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

SLS Brickell	73 days
Miami	84 days
Miami-Dade	81 days