

Unit 2609 - SLS Brickell

2609 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11575250
 Status: Active
 Size: 961 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$765,000
 List PPSF: \$796
 Valuated Price: \$767,000
 Valuated PPSF: \$798

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: 34
 Number of sales over the last 6 months: 17
 Number of sales over the last 3 months: 11

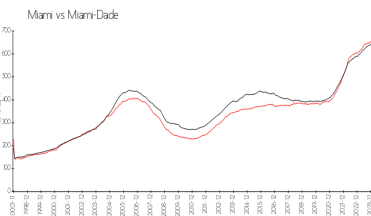
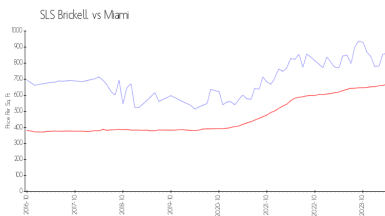
Building Association Information

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:	\$695/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