

# Unit 3108 - SLS Brickell

3108 - 1300 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11765620
Status:	Active
Size:	649 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$520,900
List PPSF:	\$803
Valuated Price:	\$491,000
Valuated PPSF:	\$757

*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:	45
Building inventory for sale:	9%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	8

## Building Association Information

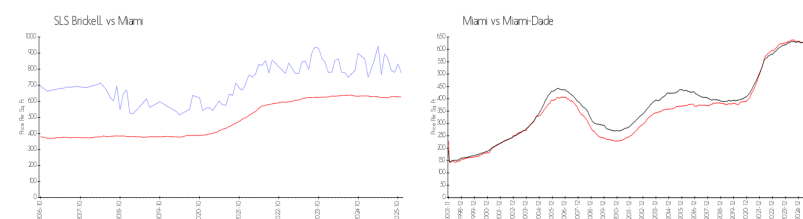
SLS Brickell Hotel & Residence  
Address: 1300 S Miami Ave,  
Miami, FL 33130  
Phone: +1 305-239-1300

<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

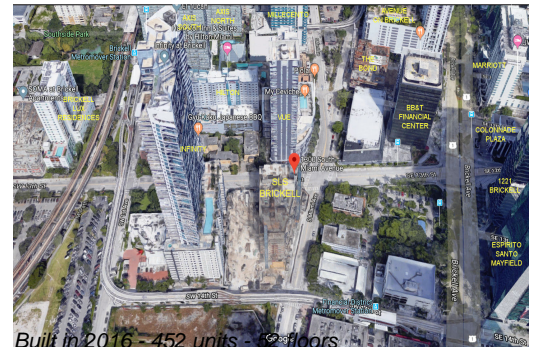
## Market Information



SLS Brickell:	\$778/sq. ft.	Miami:	\$627/sq. ft.
Miami:	\$627/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

SLS Brickell	10%
Miami	5%
Miami-Dade	4%



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

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