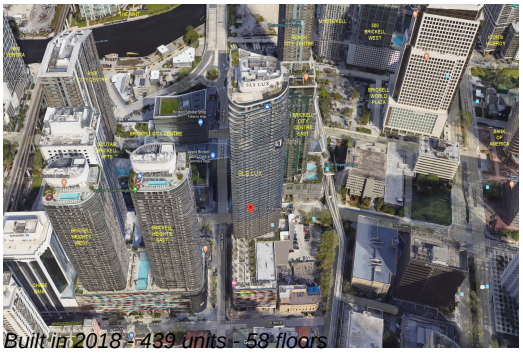
Unit 5304 - SLS Lux Brickell

5304 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130



Unit Information

MLS Number:	A11361333
Status:	X-Pending
Size:	1,321 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	$1,250,000
List PPSF:	$946
Valuated Price:	$1,638,000
Valuated PPSF:	$1,240

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:	439
Number of active listings for rent:	0
Number of active listings for sale:	49
Building inventory for sale:	11%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

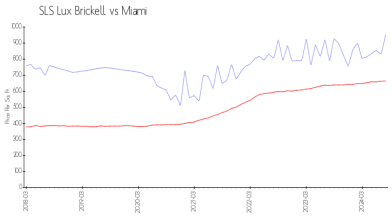
Building Association Information

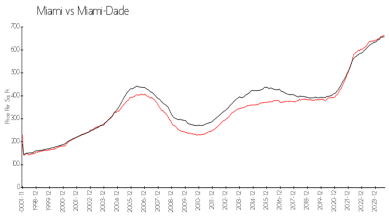
SLS Lux Brickell
Address: 805 S Miami Ave,
Miami, FL 33130
Phone: +1 305-859-0202

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5401	1,580 sq ft	Sep 2024	$1,650,000	$1,044
4806	1,075 sq ft	Sep 2024	$670,000	$623
5505	1,106 sq ft	Aug 2024	$1,100,000	$995
1006	913 sq ft	Aug 2024	$665,000	$728
1408	849 sq ft	Aug 2024	$625,000	$736

Market Information





SLS Lux Brickell:	$951/sq. ft.	Miami:	$664/sq. ft.
Miami:	$664/sq. ft.	Miami-Dade:	$696/sq. ft.

Inventory for Sale

SLS Lux Brickell	11%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	144 days
Miami	86 days

Miami-Dade	85 days