

Unit 2405 - SLS Lux Brickell

2405 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11366717
Status:	Active
Size:	1,152 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking, Valet Parking
View:	
List Price:	\$949,000
List PPSF:	\$824
Valuated Price:	\$960,000
Valuated PPSF:	\$833

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:	48
Building inventory for sale:	10%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

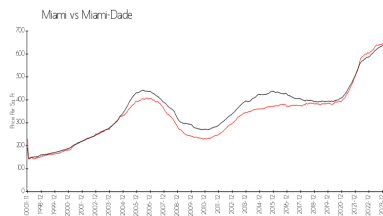
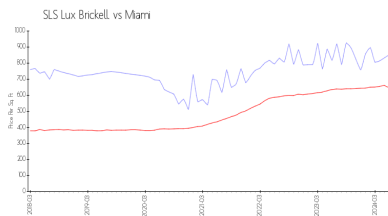
Building Association Information

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
1406	881 sq ft	Jul 2024	\$621,000	\$705
3201	1,613 sq ft	Jul 2024	\$1,550,000	\$961
2406	881 sq ft	Jun 2024	\$655,000	\$743
5409	1,444 sq ft	Jun 2024	\$1,450,000	\$1,004
3407	866 sq ft	Jun 2024	\$632,000	\$730

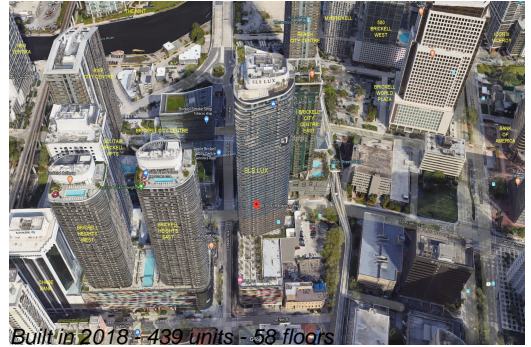
Market Information



SLS Lux Brickell:	\$853/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

SLS Lux Brickell	11%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	155 days
Miami	84 days
Miami-Dade	83 days