

# 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:	\$1,071,000
Valuated PPSF:	\$930

*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:	47
Building inventory for sale:	10%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

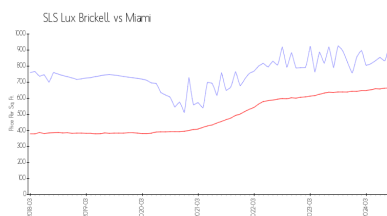
## Building Association Information

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

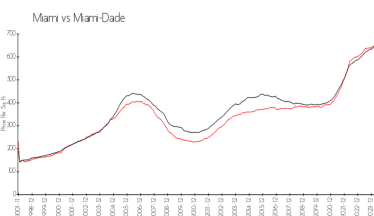
## Recent Sales

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	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	149 days
Miami	85 days



