

Unit 1609 - SLS Lux Brickell

1609 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11511648
 Status: Active
 Size: 1,450 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,495,000
 List PPSF: \$1,031
 Valuated Price: \$877,000
 Valuated PPSF: \$605

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: 46
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 35
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 7

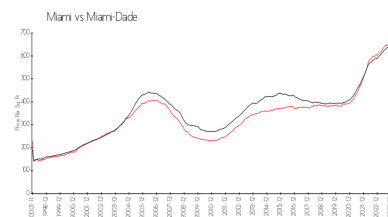
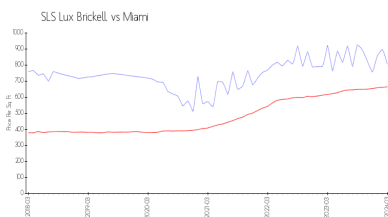
Building Association Information

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
4904	1,334 sq ft	Apr 2024	\$1,136,500	\$852
PH5609	1,782 sq ft	Apr 2024	\$1,930,000	\$1,083
3602	1,119 sq ft	Apr 2024	\$940,000	\$840
2004	1,334 sq ft	Mar 2024	\$1,006,500	\$754
2006	881 sq ft	Feb 2024	\$645,000	\$732
1806	881 sq ft	Feb 2024	\$640,000	\$726

Market Information



SLS Lux Brickell: \$805/sq. ft.
 Miami: \$665/sq. ft.
 Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

SLS Lux Brickell: 10%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	101 days
Miami	84 days
Miami-Dade	81 days