

# 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<br>Parking,Covered Parking,Valet Parking |
| View:           |  |
| List Price:     | \$1,495,000  |
| List PPSF:      | \$1,031  |
| Valuated Price: | \$888,000  |
| Valuated PPSF:  | \$612  |

*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: | 32  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

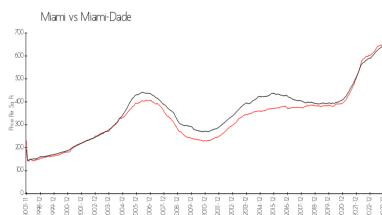
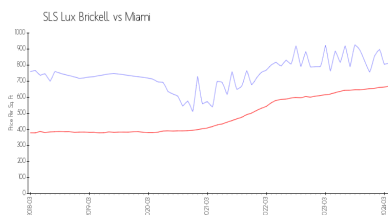
## Building Association Information

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

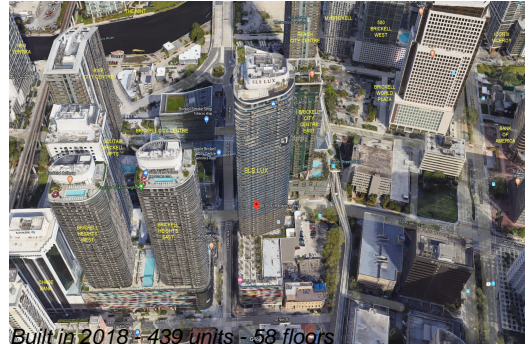


SLS Lux Brickell: \$815/sq. ft.  
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.  
Miami-Dade: \$698/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 | 111 days |
| Miami            | 84 days  |
| Miami-Dade       | 81 days  |