

# Unit 4405 - SLS Lux Brickell

4405 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11547908
Status:	Active
Size:	1,152 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,299,000
List PPSF:	\$1,128
Valuated Price:	\$1,119,000
Valuated PPSF:	\$971

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:	31
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

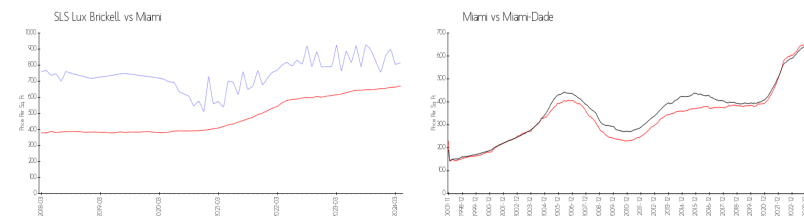
## Building Association Information

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