

Unit 2509 - SLS Lux Brickell

2509 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11650187
 Status: Active
 Size: 1,450 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,500,000
 List PPSF: \$1,034
 Valuated Price: \$991,000
 Valuated PPSF: \$683

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: 51
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 31
 Number of sales over the last 6 months: 19
 Number of sales over the last 3 months: 11

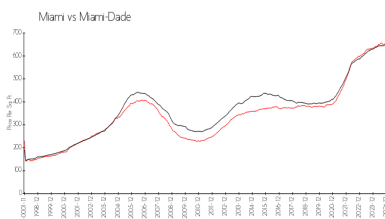
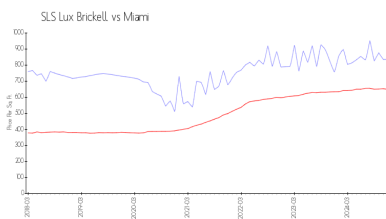
Building Association Information

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
5002	1,119 sq ft	Jan 2025	\$1,050,000	\$938
3910	1,253 sq ft	Jan 2025	\$950,000	\$758
3601	1,613 sq ft	Jan 2025	\$1,650,000	\$1,023
1401	1,613 sq ft	Dec 2024	\$1,275,000	\$790
2702	1,119 sq ft	Nov 2024	\$950,000	\$849
4410	1,430 sq ft	Nov 2024	\$960,000	\$671
4910	1,253 sq ft	Nov 2024	\$1,100,000	\$878
2809	1,450 sq ft	Nov 2024	\$1,200,000	\$828
2705	1,152 sq ft	Nov 2024	\$820,000	\$712

Market Information

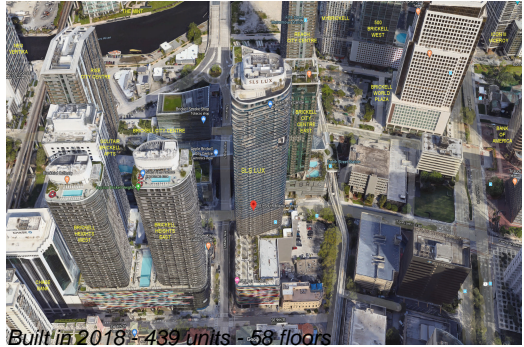


SLS Lux Brickell: \$831/sq. ft.
 Miami: \$895/sq. ft.

Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

SLS Lux Brickell: 12%
 Miami: 5%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	136 days
Miami	92 days
Miami-Dade	91 days