

Unit 4509 - SLS Lux Brickell

4509 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11700610
Status: Active
Size: 1,452 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
List Price: \$1,450,000
List PPSF: \$999
Valuated Price: \$1,177,000
Valuated PPSF: \$811

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: 54
Building inventory for sale: 12%
Number of sales over the last 12 months: 23
Number of sales over the last 6 months: 8
Number of sales over the last 3 months: 4

Building Association Information

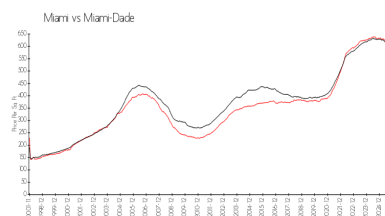
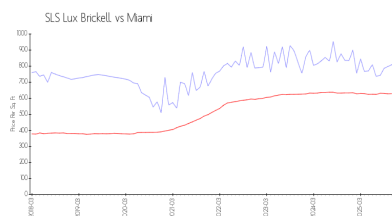
SLS Lux Brickell
Address: 805 S Miami Ave,
Miami, FL 33130
Phone: +1 305-859-0202

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3110	1,253 sq ft	Nov 2025	\$875,000	\$698
2802	1,119 sq ft	Nov 2025	\$890,000	\$795
2609	1,450 sq ft	Oct 2025	\$1,200,000	\$828
3301	1,613 sq ft	Sep 2025	\$1,490,000	\$924
5010	1,253 sq ft	Aug 2025	\$980,000	\$782

Market Information



SLS Lux Brickell: \$809/sq. ft.
Miami: \$629/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

SLS Lux Brickell 12%
Miami 5%
Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	67 days
Miami	70 days
Miami-Dade	77 days