

# Market Report

February, 2024



## SLS Lux Brickell

1300 S Miami Ave  
Miami, FL 33130

Every month we compile this comprehensive market report focus on SLS Lux Brickell in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [sluxbrickellcondosforsale.com](https://sluxbrickellcondosforsale.com).

## Property Stats

POSTAL CODE 33130

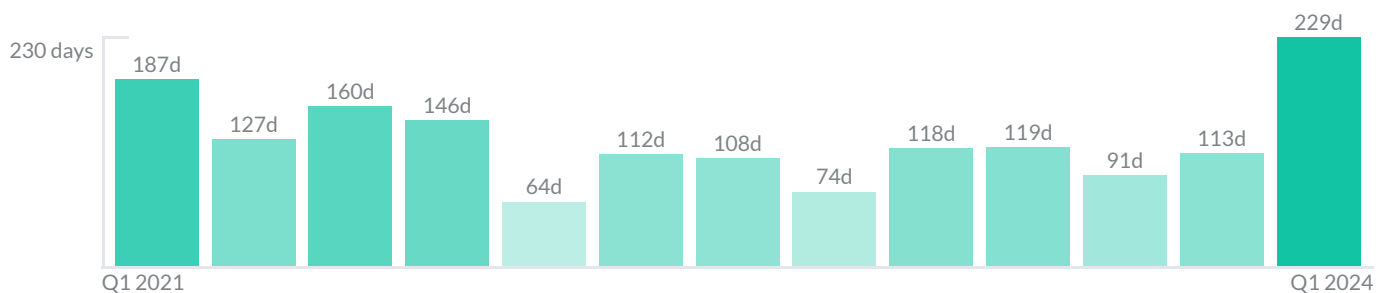
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

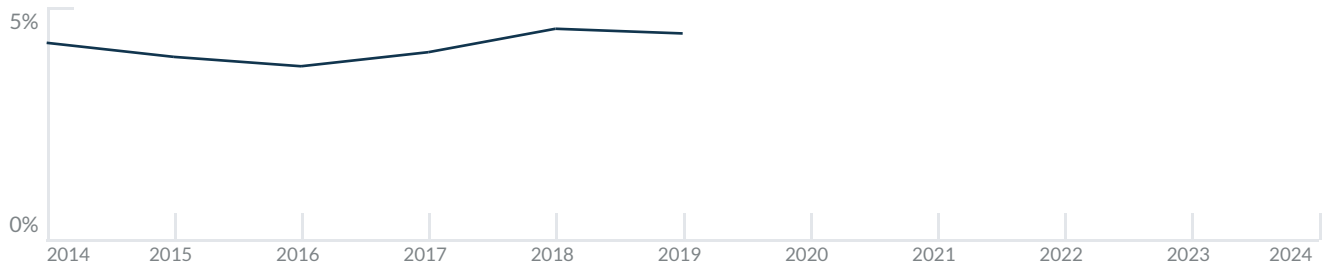


# Mortgage Rates

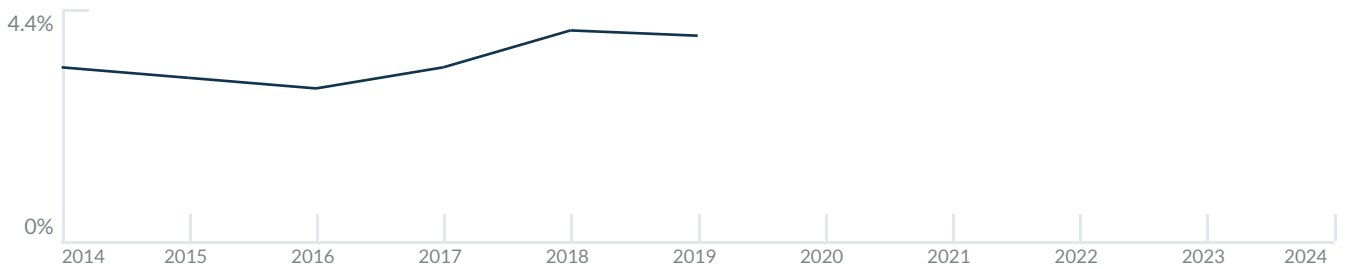
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

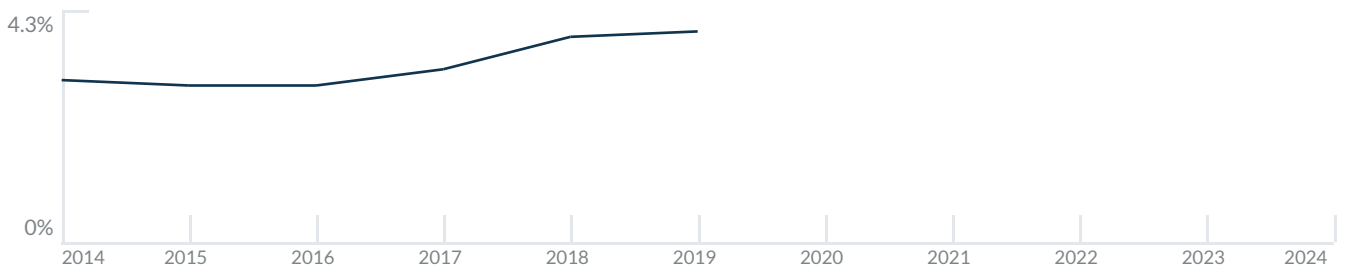
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

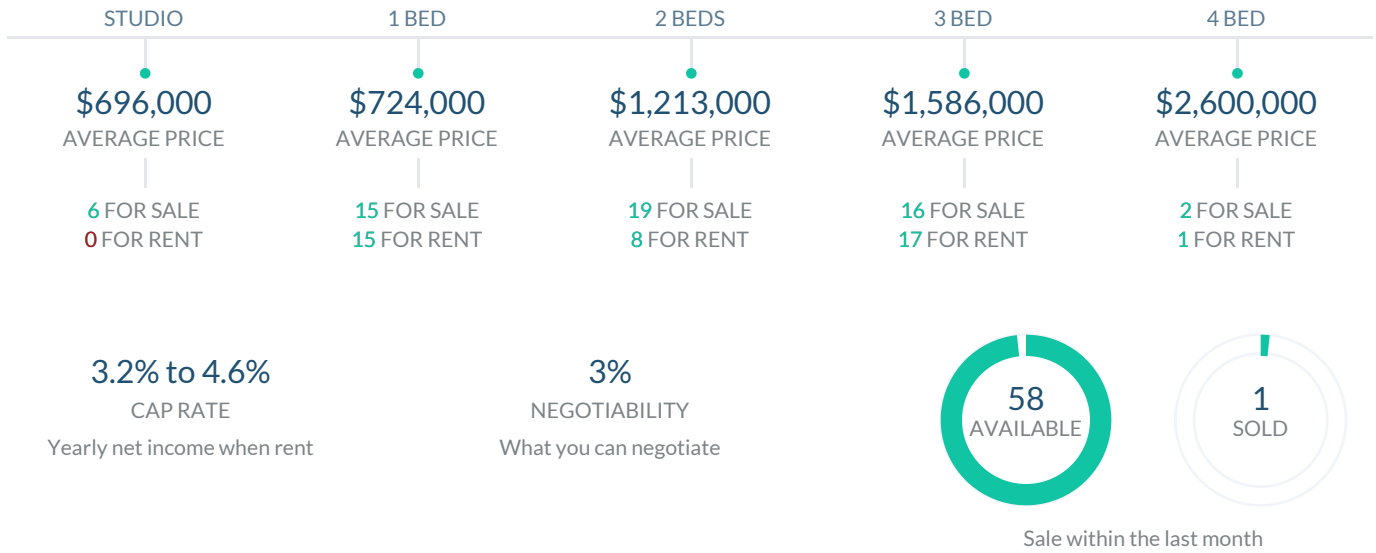
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Aspire Engenio Maria De Hostos Youth Leadership Charter School	World School Of The Arts	
1/10	1/10	10/10

# Insights

IN SLS LUX BRICKELL

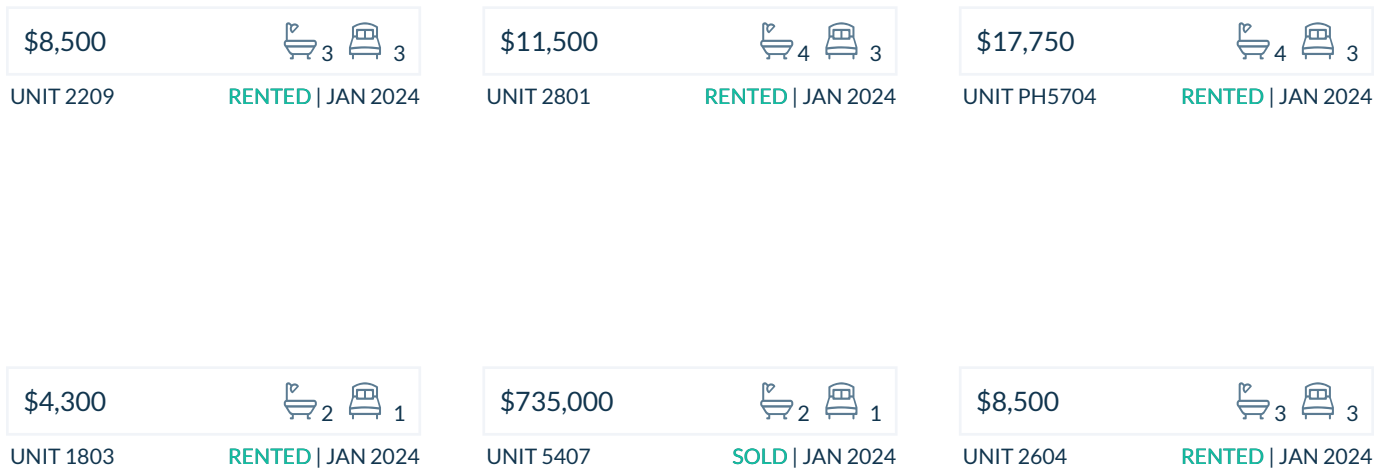
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for SLS Lux Brickell



## Sold

LAST 20 PROPERTIES SOLD IN SLS LUX BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
5407	\$735,000	1/2	\$856.6	858	Jan 2024	229
3707	\$654,999	1/2	\$756.3	866	Dec 2023	136
5010	\$1,250,000	2/2	\$997.6	1,253	Nov 2023	32
2604	\$999,000	3/3	\$748.9	1,334	Nov 2023	121
2401	\$1,550,000	3/4	\$960.9	1,613	Oct 2023	25
3202	\$990,000	2/3	\$884.7	1,119	Oct 2023	252
5304	\$1,250,000	3/3	\$946.3	1,321	Aug 2023	108
2509	\$1,500,000	3/3	\$1,034.5	1,450	Jul 2023	84
4102	\$990,000	2/3	\$884.7	1,119	Jul 2023	82
507	\$660,000	0/1	\$1,189.2	555	Jun 2023	161
4904	\$1,220,000	3/3	\$914.5	1,334	Jun 2023	74
2303	\$715,000	1/2	\$853.2	838	Jun 2023	408
1104	\$1,150,000	3/3	\$840.6	1,368	May 2023	364
3708	\$715,000	1/2	\$842.2	849	May 2023	71
3101	\$1,500,000	3/4	\$929.9	1,613	May 2023	33
4110	\$1,350,000	2/2	\$1,077.4	1,253	May 2023	80
3408	\$669,000	1/2	\$788.0	849	May 2023	33
4906	\$725,000	1/2	\$822.9	881	May 2023	71
3405	\$2,280,000	3/4	\$1,114.4	2,046	May 2023	39
4601	\$1,550,000	3/4	\$871.3	1,779	May 2023	3

## Rented

LAST 20 PROPERTIES RENTED IN SLS LUX BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2209	\$8,500	3/3	\$5.9	1,450	Jan 2024	48
2801	\$11,500	3/4	\$7.1	1,613	Jan 2024	164
PH57...	\$17,750	3/4	\$7.0	2,524	Jan 2024	98
1803	\$4,300	1/2	\$5.1	838	Jan 2024	137
2604	\$8,500	3/3	\$6.4	1,334	Jan 2024	9
4409	\$8,300	3/3	\$5.7	1,450	Jan 2024	30
3208	\$4,500	1/2	\$5.3	849	Dec 2023	22
5601	\$12,500	3/4	\$6.3	1,996	Dec 2023	56
3804	\$7,200	2/2	\$5.4	1,334	Dec 2023	40
3810	\$7,300	2/2	\$5.8	1,253	Dec 2023	25
3902	\$5,800	2/3	\$5.2	1,119	Dec 2023	184
3102	\$6,000	2/3	\$5.4	1,119	Dec 2023	31
1907	\$4,600	1/2	\$5.3	866	Nov 2023	15
1501	\$8,000	3/4	\$5.0	1,613	Nov 2023	3
4502	\$6,200	2/3	\$5.5	1,119	Nov 2023	140
2906	\$4,450	1/2	\$5.1	881	Nov 2023	91
4406	\$4,150	1/2	\$4.7	881	Oct 2023	57
4706	\$4,400	1/2	\$5.0	881	Oct 2023	28
3810	\$7,100	2/2	\$5.7	1,253	Oct 2023	6
4302	\$6,400	2/3	\$5.7	1,119	Oct 2023	39

## Currently Listed

ACTIVE LISTINGS 1/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH56...	\$2,299,000	3/4	\$1,290.1	1782	Dec 2023	PATRIZIA MU...
PH 57...	\$19,950/mth	3/4	\$7.9	2524	Nov 2022	WILLIAM PAU...
210	\$625,000	0/1	\$998.4	626	Jan 2024	N/A
501	\$1,075,000	2/3	\$1,110.5	968	Oct 2023	N/A
509	\$650,000	0/1	\$1,036.7	627	Oct 2023	N/A
512	\$2,990/mth	1/1	\$4.3	692	Mar 2023	N/A
512	\$729,000	0/1	\$1,053.5	692	Dec 2023	N/A
512	\$698,000	0/1	\$1,008.7	692	Jan 2024	N/A
611	\$699,000	0/1	\$1,116.6	626	Oct 2023	N/A
712	\$775,000	0/1	\$1,119.9	692	Sep 2023	N/A
1002	\$9,800/mth	3/4	\$5.7	1705	Sep 2023	CRAIG CRAMER
1103	\$4,600/mth	1/2	\$5.4	847	Jan 2024	N/A
1103	\$715,000	1/2	\$844.2	847	Jan 2024	N/A
1104	\$8,000/mth	3/3	\$5.8	1368	Feb 2023	N/A
1105	\$6,400/mth	2/2	\$5.5	1163	Jan 2024	CARMEN OLI...
1202	\$950,000	2/3	\$849.0	1119	Jan 2024	MAURICIO R...
1204	\$8,500/mth	3/3	\$6.4	1334	Oct 2023	N/A
1401	\$1,550,000	3/4	\$960.9	1613	Nov 2023	N/A
1403	\$4,450/mth	1/2	\$5.3	838	Jan 2024	N/A
1609	\$1,495,000	3/3	\$1,031.0	1450	Jan 2024	N/A

## Currently Listed

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ACTIVE LISTINGS 2/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1702	\$1,000,000	2/3	\$893.7	1119	Jan 2024	N/A
1703	\$4,800/mth	1/2	\$5.0	956	Oct 2023	N/A
1703	\$4,550/mth	1/2	\$5.4	838	Sep 2023	N/A
1703	\$725,000	1/2	\$865.2	838	Dec 2023	N/A
1801	\$8,000/mth	3/4	\$5.0	1613	Oct 2023	N/A
1805	\$7,800/mth	2/2	\$6.8	1152	Aug 2023	N/A
1805	\$1,249,000	2/2	\$1,084.2	1152	Nov 2023	N/A
1805	\$6,800/mth	2/2	\$5.9	1152	Jan 2024	N/A
1805	\$1,239,000	2/2	\$1,075.5	1152	Jan 2024	N/A
1807	\$649,900	1/2	\$750.5	866	Jan 2024	N/A
1905	\$5,900/mth	2/2	\$5.1	1152	Nov 2022	N/A
1907	\$5,000/mth	1/2	\$5.8	866	Aug 2022	N/A
2001	\$11,200/mth	3/4	\$6.9	1613	Oct 2023	N/A
2004	\$1,090,000	3/3	\$817.1	1334	Jan 2024	N/A
2005	\$6,600/mth	2/2	N/A	N/A	Jan 2024	N/A
2206	\$4,100/mth	1/2	\$4.8	846	Jul 2023	N/A
2310	\$995,000	2/2	\$695.8	1430	Jan 2024	N/A
2405	\$1,200,000	2/2	\$1,041.7	1152	Dec 2023	NATALIA AND...
2406	\$688,000	1/2	\$780.9	881	Dec 2023	N/A
2407	\$4,200/mth	1/2	\$4.8	866	Aug 2023	N/A

## Currently Listed

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ACTIVE LISTINGS 3/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2501	\$11,200/mth	3/4	\$6.9	1613	Jan 2024	N/A
2506	\$5,000/mth	1/2	\$5.7	881	Dec 2023	N/A
2601	\$12,000/mth	3/4	\$7.4	1613	Dec 2023	N/A
2602	\$6,400/mth	2/3	\$5.7	1119	Jan 2024	GUILLERMO J...
2609	\$8,600/mth	3/3	\$5.9	1450	Nov 2023	N/A
2704	\$8,200/mth	3/3	\$6.1	1334	Jan 2024	MARVIN BRO...
2905	\$6,900/mth	2/2	\$6.0	1152	Dec 2023	N/A
2908	\$5,100/mth	1/2	\$6.0	849	Aug 2023	N/A
3006	\$4,000/mth	1/2	\$4.5	881	Jun 2023	N/A
3010	\$950,000	2/2	\$758.2	1253	Apr 2023	ADELAIDA C...
3104	\$1,250,000	3/3	\$937.0	1334	Jan 2024	N/A
3107	\$739,000	1/2	\$853.3	866	Jan 2024	JOAO MARCE...
3201	\$1,735,000	3/4	\$1,075.6	1613	Aug 2023	N/A
3301	\$1,857,500	3/4	\$1,151.6	1613	Nov 2023	DOUGLAS JO...
3304	\$6,500/mth	3/3	\$4.9	1334	Oct 2023	N/A
3308	\$4,500/mth	1/2	\$5.3	849	Feb 2023	N/A
3402	\$6,500/mth	2/3	\$5.8	1119	Dec 2023	N/A
3407	\$689,000	1/2	\$795.6	866	Oct 2023	N/A
3409	\$7,000/mth	3/3	\$4.8	1450	Sep 2023	N/A
3507	\$699,000	1/2	\$807.2	866	Jun 2023	N/A



## Currently Listed

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ACTIVE LISTINGS 4/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3507	\$699,000	1/2	\$807.2	866	Nov 2023	N/A
3602	\$1,049,000	2/3	\$937.4	1119	Jan 2024	N/A
3604	\$7,950/mth	3/3	\$6.0	1334	Nov 2023	MANUEL NUN...
3709	\$8,300/mth	3/3	\$5.7	1450	Jan 2024	N/A
3904	\$1,200,000	3/3	\$899.6	1334	Oct 2023	N/A
3909	\$8,700/mth	3/3	\$5.3	1646	Jun 2023	N/A
3910	\$1,250,000	2/2	\$997.6	1253	Jan 2024	N/A
4106	\$739,000	1/2	\$838.8	881	Oct 2023	N/A
4306	\$4,300/mth	1/2	\$4.9	881	Jan 2024	N/A
4309	\$1,650,000	3/3	\$1,137.9	1450	Aug 2023	ROSAL GONZ...
4309	\$1,450,000	3/3	\$1,000.0	1450	Jan 2024	ROSAL GONZ...
4502	\$1,100,000	2/3	\$983.0	1119	Feb 2023	N/A
4509	\$1,452,000	3/3	\$1,000.0	1452	Apr 2023	SERGEY KOR...
4601	\$1,550,000	3/4	\$871.3	1779	Nov 2022	N/A
4703	\$1,375,000	2/2	\$1,206.1	1140	Sep 2023	MARK GOOD...
4706	\$740,000	1/2	\$840.0	881	Nov 2023	MIGUEL FERN...
4708	\$1,699,000	2/4	\$986.6	1722	Sep 2023	YITCHAK ME...
4804	\$8,500/mth	3/3	\$6.4	1334	Jan 2024	N/A
4807	\$4,475/mth	1/2	\$4.7	962	Jan 2024	N/A
4904	\$7,500/mth	3/3	\$5.6	1334	Apr 2023	N/A

## Currently Listed

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ACTIVE LISTINGS 5/5

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4906	\$720,000	1/2	\$817.3	881	Nov 2022	N/A
5002	\$1,250,000	2/3	\$1,117.1	1119	Jan 2024	N/A
5105	\$2,600,000	4/5	\$1,042.9	2493	Mar 2023	N/A
5105	\$2,600,000	4/5	\$1,042.9	2493	Oct 2023	N/A
5105	\$13,000/mth	4/5	\$5.2	2493	Dec 2023	N/A
5204	\$1,250,000	3/3	\$945.5	1322	Jan 2024	N/A
5205	\$1,750,000	2/2	\$1,539.1	1137	Sep 2023	GRIGORY GO...
5206	\$745,000	1/2	\$845.6	881	Jun 2023	N/A
5207	\$4,800/mth	1/2	\$5.6	864	Jan 2024	N/A
5303	\$795,000	1/2	\$945.3	841	Jan 2024	N/A
5307	\$765,000	1/2	\$887.5	862	Nov 2023	N/A
5309	\$1,990,000	3/3	\$1,378.1	1444	Nov 2022	N/A
5309	\$1,800,000	3/3	\$1,246.5	1444	Jan 2024	N/A
5402	\$1,095,000	2/3	\$982.1	1115	Jan 2024	N/A
5405	\$1,275,000	2/2	\$1,137.4	1121	May 2023	N/A
5406	\$749,000	1/2	\$846.3	885	Jan 2024	N/A
5409	\$1,750,000	3/3	\$1,211.9	1444	Jan 2024	N/A
5410	\$1,300,000	2/2	\$1,040.0	1250	Jan 2024	N/A
5505	\$1,250,000	2/2	\$1,130.2	1106	Nov 2023	N/A