

# Market Report

December, 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 datas 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 [slsluxbrickellcondosforsale.com](https://slsluxbrickellcondosforsale.com).

## Property Stats

POSTAL CODE 33130

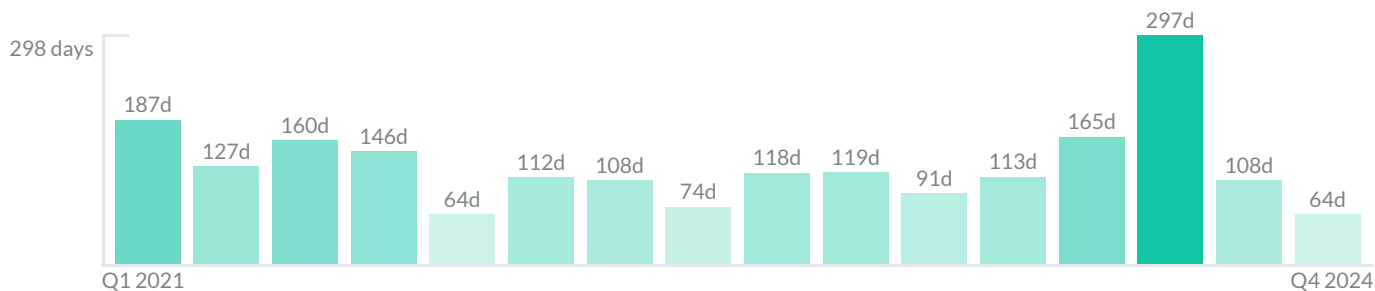
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

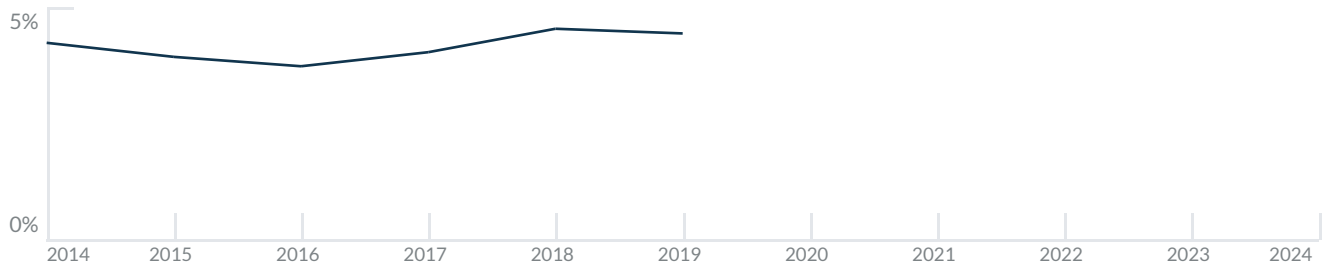


# Mortgage Rates

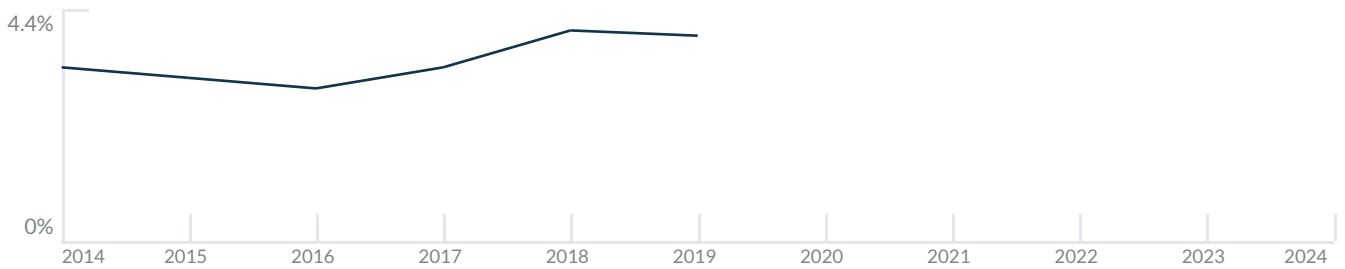
PER YEAR

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©

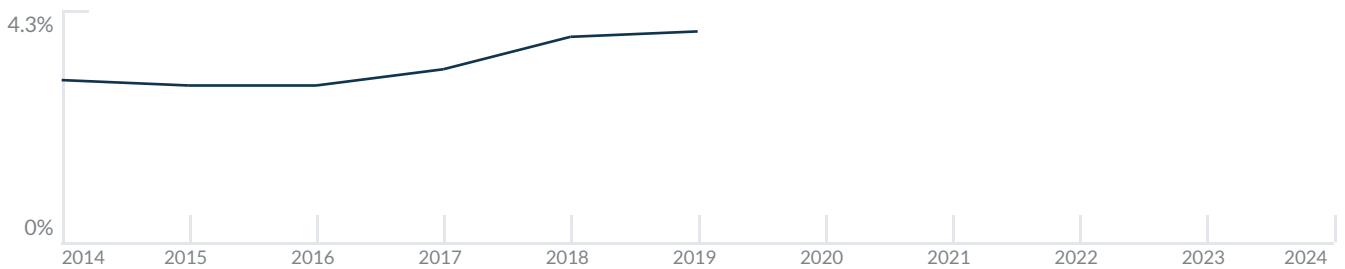
30 YEARS FIXED 4.4%



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 Eng	Genio Maria De Hostos Youth Leadership Charter School	World School Of The Arts
1/10	1/10	10/10

# Insights

IN SLS LUX BRICKELL

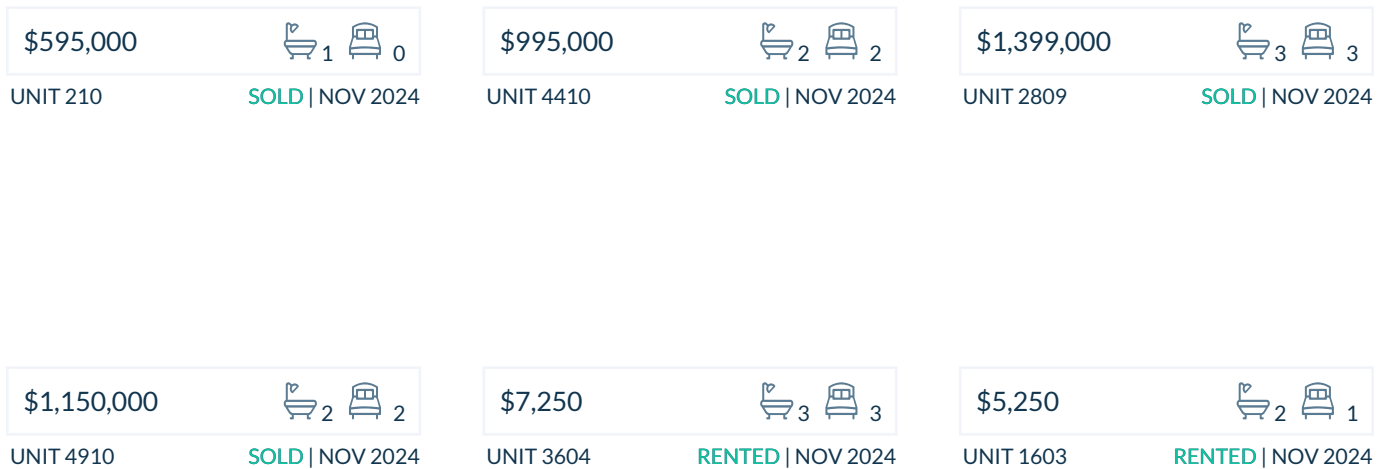
Below the average listing prices of available unit per property type.



# 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
210	\$595,000	0/1	\$950.5	626	Nov 2024	8
4410	\$995,000	2/2	\$695.8	1,430	Nov 2024	10
2809	\$1,399,000	3/3	\$964.8	1,450	Nov 2024	167
4910	\$1,150,000	2/2	\$917.8	1,253	Nov 2024	1
2705	\$895,000	2/2	\$776.9	1,152	Nov 2024	123
2409	\$1,450,000	3/3	\$1,000.0	1,450	Oct 2024	46
LPH 5...	\$2,499,000	3/3	\$1,147.9	2,177	Oct 2024	91
PH56...	\$2,250,000	3/4	\$1,127.3	1,996	Oct 2024	67
5401	\$1,700,000	3/4	\$1,075.9	1,580	Sep 2024	10
4806	\$690,000	1/2	\$641.9	1,075	Sep 2024	23
5505	\$1,250,000	2/2	\$1,130.2	1,106	Aug 2024	268
1006	\$685,000	1/2	\$750.3	913	Aug 2024	69
3104	\$1,180,000	3/3	\$884.6	1,334	Jul 2024	250
5206	\$740,000	1/2	\$840.0	881	Jul 2024	148
1406	\$648,000	1/2	\$735.5	881	Jul 2024	63
3201	\$1,595,000	3/4	\$988.8	1,613	Jul 2024	33
2406	\$688,000	1/2	\$780.9	881	Jun 2024	739
5409	\$1,750,000	3/3	\$1,211.9	1,444	Jun 2024	222
3407	\$689,900	1/2	\$796.7	866	Jun 2024	751
5303	\$795,000	1/2	\$945.3	841	May 2024	142

## Rented

LAST 20 PROPERTIES RENTED IN SLS LUX BRICKELL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3604	\$7,250	3/3	\$5.4	1,334	Nov 2024	23
1603	\$5,250	1/2	\$6.3	838	Nov 2024	99
2908	\$5,500	1/2	\$6.5	849	Nov 2024	189
1408	\$4,500	1/2	\$5.3	849	Nov 2024	34
1801	\$8,950	3/4	\$5.5	1,613	Nov 2024	10
4409	\$7,900	3/3	\$5.4	1,450	Oct 2024	39
2804	\$7,445	3/3	\$5.6	1,334	Oct 2024	161
3909	\$7,700	3/3	\$5.3	1,450	Oct 2024	28
2004	\$7,700	3/3	\$5.8	1,334	Oct 2024	13
3805	\$14,500	3/4	\$7.1	2,046	Oct 2024	6
4805	\$6,200	2/2	\$5.4	1,152	Oct 2024	56
4009	\$7,800	3/3	\$5.4	1,450	Oct 2024	31
4108	\$4,500	1/2	\$5.3	849	Oct 2024	15
2405	\$6,000	2/2	\$5.2	1,152	Oct 2024	113
3708	\$4,500	1/2	\$5.3	849	Sep 2024	15
3809	\$7,500	3/3	\$5.2	1,450	Sep 2024	71
1702	\$5,800	2/3	\$5.2	1,119	Sep 2024	65
4708	\$13,995	2/4	\$8.1	1,722	Sep 2024	136
1607	\$4,200	1/2	\$4.8	866	Sep 2024	45
5009	\$7,900	3/3	\$5.4	1,450	Sep 2024	10

## Currently Listed

---

ACTIVE LISTINGS 1/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH58...	\$3,500,000	3/4	\$1,388.3	2521	Jul 2024	SUNIL AHUJA
PH58...	\$18,000/mth	3/4	\$7.1	2521	Jul 2024	SUNIL AHUJA
PH58...	\$3,500,000	3/4	\$1,388.3	2521	Nov 2024	SUNIL AHUJA
210	\$599,000	0/1	\$956.9	626	Jul 2024	N/A
312	\$625,000	0/1	\$903.2	692	Sep 2024	N/A
501	\$1,025,000	2/3	\$1,058.9	968	Sep 2024	N/A
509	\$650,000	0/1	\$1,036.7	627	Mar 2024	N/A
512	\$648,000	0/1	\$936.4	692	Sep 2024	N/A
611	\$649,000	0/1	\$1,036.7	626	Sep 2024	N/A
712	\$725,000	0/1	\$1,047.7	692	Sep 2024	N/A
1006	\$4,200/mth	1/2	\$4.6	913	Apr 2024	RUBEN CODA
1202	\$950,000	2/3	\$849.0	1119	Aug 2024	MAURICIO R...
1210	\$925,000	2/2	\$738.2	1253	Aug 2024	FURUZAN SA...
1401	\$1,490,000	3/4	\$923.7	1613	Apr 2024	N/A
1401	\$1,440,000	3/4	\$892.7	1613	Aug 2024	N/A
1403	\$710,000	1/2	\$847.3	838	Feb 2024	N/A
1403	\$710,000	1/2	\$847.3	838	Jul 2024	N/A
1609	\$1,495,000	3/3	\$1,031.0	1450	Apr 2024	N/A
1609	\$7,500/mth	3/3	\$5.2	1450	Oct 2024	N/A
1610	\$950,000	2/2	\$758.2	1253	Jul 2024	N/A

## Currently Listed

---

ACTIVE LISTINGS 2/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1703	\$689,000	1/2	\$822.2	838	Oct 2024	N/A
1703	\$4,500/mth	1/2	\$5.4	838	Nov 2024	N/A
1805	\$1,199,000	2/2	\$1,040.8	1152	Nov 2024	N/A
1805	\$7,200/mth	2/2	\$6.3	1152	Nov 2024	N/A
1807	\$649,900	1/2	\$750.5	866	Feb 2024	N/A
1808	\$649,000	1/2	\$764.4	849	May 2024	MARWAN MA...
1810	\$975,000	2/2	\$681.8	1430	Aug 2024	N/A
1810	\$975,000	2/2	\$681.8	1430	Nov 2024	N/A
1906	\$660,000	1/2	\$749.1	881	Sep 2024	MATIAS BUR...
2001	\$11,200/mth	3/4	\$6.9	1613	Sep 2024	N/A
2002	\$1,020,000	2/3	\$911.5	1119	Nov 2024	HILSON DE B...
2004	\$8,500/mth	3/3	\$6.4	1334	Aug 2024	N/A
2007	\$650,000	1/2	\$750.6	866	Nov 2024	N/A
2010	\$6,200/mth	2/2	\$4.9	1253	May 2024	N/A
2107	\$5,600/mth	1/2	\$6.5	866	Jul 2024	IAN A LLOBRE...
2107	\$5,500/mth	1/2	\$6.4	866	Nov 2024	IAN A LLOBRE...
2107	\$695,000	1/2	\$802.5	866	Nov 2024	IAN A LLOBRE...
2109	\$1,199,000	3/3	\$826.9	1450	Oct 2024	N/A
2205	\$6,500/mth	2/2	\$5.6	1152	Nov 2024	N/A
2206	\$695,000	1/2	\$788.9	881	Sep 2024	N/A

## Currently Listed

---

ACTIVE LISTINGS 3/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2209	\$8,000/mth	3/3	\$5.5	1450	Nov 2024	MIA MOMO S...
2210	\$990,000	2/2	\$790.1	1253	Apr 2024	N/A
2307	\$4,750/mth	1/2	\$5.5	866	Aug 2024	N/A
2308	\$6,200/mth	1/2	\$7.3	849	Mar 2024	N/A
2309	\$7,700/mth	3/3	\$5.3	1450	Jul 2024	N/A
2405	\$949,000	2/2	\$823.8	1152	Nov 2024	NATALIA AND...
2408	\$4,200/mth	1/2	\$4.9	849	Nov 2024	N/A
2501	\$11,200/mth	3/4	\$6.9	1613	Jun 2024	N/A
2509	\$1,525,000	3/3	\$1,051.7	1450	Nov 2024	N/A
2510	\$980,000	2/2	\$782.1	1253	Nov 2024	ANGEL J FUG...
2601	\$12,000/mth	3/4	\$7.4	1613	Apr 2024	N/A
2607	\$675,000	1/2	\$779.4	866	May 2024	CARLOS EDU...
2609	\$8,250/mth	3/3	\$5.7	1450	Apr 2024	N/A
2609	\$7,200/mth	3/3	\$5.0	1450	Aug 2024	N/A
2610	\$975,000	2/2	\$778.1	1253	Nov 2024	N/A
2707	\$669,000	1/2	\$772.5	866	Nov 2024	YURY SOROKIN
2809	\$7,900/mth	3/3	\$5.4	1450	Mar 2024	N/A
2909	\$1,375,000	3/3	\$948.3	1450	Nov 2024	N/A
3009	\$1,485,000	3/3	\$1,024.1	1450	Nov 2024	N/A
3009	\$7,800/mth	3/3	\$5.4	1450	Oct 2024	N/A



## Currently Listed

---

ACTIVE LISTINGS 4/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3107	\$673,000	1/2	\$777.1	866	Apr 2024	JOAO MARCE...
3107	\$679,000	1/2	\$784.1	866	Nov 2024	JOAO MARCE...
3201	\$1,690,000	3/4	\$1,047.7	1613	Feb 2024	N/A
3203	\$5,850/mth	1/2	\$7.0	838	Nov 2024	N/A
3205	\$2,300,000	3/4	\$1,124.1	2046	Nov 2024	N/A
3208	\$6,000/mth	1/2	\$7.1	849	Nov 2024	N/A
3507	\$675,000	1/2	\$779.4	866	Apr 2024	N/A
3903	\$759,000	1/2	\$905.7	838	Nov 2024	LFE INVEST LL...
3904	\$8,000/mth	3/3	\$6.0	1334	Apr 2024	N/A
3904	\$1,099,000	3/3	\$823.8	1334	Apr 2024	N/A
3905	\$1,195,000	2/2	\$1,037.3	1152	Oct 2024	ROBUR CORP...
3910	\$1,160,000	2/2	\$925.8	1253	Apr 2024	N/A
3910	\$1,000,000	2/2	\$798.1	1253	Jun 2024	N/A
3910	\$980,000	2/2	\$782.1	1253	Sep 2024	N/A
3910	\$5,500/mth	2/2	\$4.4	1253	Oct 2024	N/A
4002	\$7,000/mth	2/3	\$6.3	1119	Nov 2024	N/A
4010	\$1,100,000	2/2	\$877.9	1253	Oct 2024	N/A
4106	\$689,000	1/2	\$782.1	881	Nov 2024	N/A
4207	\$4,700/mth	1/2	\$5.4	866	Apr 2024	N/A
4207	\$652,000	1/2	\$752.9	866	Nov 2024	N/A

## Currently Listed

---

ACTIVE LISTINGS 5/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4309	\$1,450,000	3/3	\$1,000.0	1450	Mar 2024	ROSAL GONZ...
4309	\$1,379,000	3/3	\$951.0	1450	Nov 2024	ROSAL GONZ...
4405	\$7,500/mth	2/2	\$6.5	1152	Mar 2024	N/A
4405	\$1,299,000	2/2	\$1,127.6	1152	Mar 2024	N/A
4405	\$7,500/mth	2/2	\$6.5	1152	May 2024	N/A
4405	\$1,299,000	2/2	\$1,127.6	1152	Nov 2024	N/A
4410	\$995,000	2/2	\$695.8	1430	Aug 2024	N/A
4509	\$1,590,000	3/3	\$1,095.0	1452	Nov 2024	SERGEY KOR...
4509	\$8,000/mth	3/3	\$5.5	1452	Nov 2024	SERGEY KOR...
4701	\$1,875,000	3/4	\$1,161.0	1615	Aug 2024	N/A
4701	\$1,875,000	3/4	\$1,161.0	1615	Oct 2024	N/A
4706	\$740,000	1/2	\$840.0	881	Feb 2024	MIGUEL FERN...
4706	\$710,000	1/2	\$805.9	881	Aug 2024	MIGUEL FERN...
4706	\$710,000	1/2	\$805.9	881	Oct 2024	MIGUEL FERN...
4708	\$1,849,000	2/4	\$1,073.8	1722	Sep 2024	YITCHAK ME...
4803	\$5,600/mth	1/2	\$6.7	838	Nov 2024	N/A
4804	\$8,000/mth	3/3	\$6.0	1334	Jul 2024	N/A
4804	\$8,000/mth	3/3	\$6.0	1334	Jul 2024	N/A
4807	\$750,000	1/2	N/A	N/A	Nov 2024	N/A
4808	\$715,000	1/2	\$842.2	849	Oct 2024	N/A

## Currently Listed

---

ACTIVE LISTINGS 6/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
4808	\$715,000	1/2	\$842.2	849	Nov 2024	N/A
4901	\$13,500/mth	3/4	\$8.4	1613	Aug 2024	N/A
4910	\$1,250,000	2/2	\$997.6	1253	Apr 2024	HUMBERTO S...
4910	\$1,250,000	2/2	\$997.6	1253	May 2024	HUMBERTO S...
5002	\$1,070,000	2/3	\$956.2	1119	Jul 2024	N/A
5002	\$6,200/mth	2/3	\$5.5	1119	Nov 2024	N/A
5002	\$1,100,000	2/3	\$983.0	1119	Nov 2024	N/A
5003	\$5,750/mth	1/2	\$6.9	838	Nov 2024	RICHARD ROTH
5005	\$1,250,000	2/2	\$1,085.1	1152	Nov 2024	SANDHYA LA...
5006	\$4,900/mth	1/2	\$5.6	881	Nov 2024	N/A
5105	\$2,499,000	4/5	\$1,002.4	2493	Apr 2024	N/A
5105	\$2,499,000	4/5	\$1,002.4	2493	Nov 2024	N/A
5205	\$1,275,000	1/2	\$1,121.4	1137	Aug 2024	GRIGORY GO...
5206	\$740,000	1/2	\$840.0	881	Jun 2024	N/A
5206	\$5,950/mth	1/2	\$6.8	881	Nov 2024	N/A
5209	\$1,650,000	3/3	\$1,141.9	1445	Nov 2024	N/A
5309	\$1,800,000	3/3	\$1,246.5	1444	Apr 2024	N/A
5402	\$1,079,000	2/3	\$967.7	1115	Apr 2024	N/A
5402	\$5,990/mth	2/3	\$5.4	1115	Jun 2024	N/A
5403	\$799,000	1/2	\$948.9	842	Nov 2024	N/A

## Currently Listed

---

ACTIVE LISTINGS 7/7

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
5410	\$1,300,000	2/2	\$1,040.0	1250	Aug 2024	N/A
5502	\$6,300/mth	2/3	\$5.6	1117	Sep 2024	N/A
5503	\$4,850/mth	1/2	\$5.7	845	Nov 2024	N/A
5509	\$1,800,000	3/3	\$1,248.3	1442	Oct 2024	N/A