

Unit 3407 - SLS Lux Brickell

3407 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11177504
Status:	Pending
Size:	866 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$689,900
List PPSF:	\$797
Valuated Price:	\$666,000
Valuated PPSF:	\$769

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:	32
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

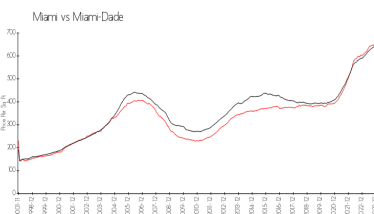
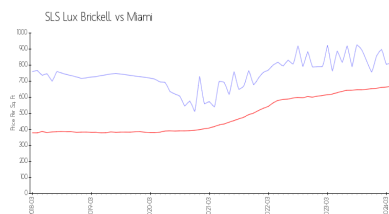
Building Association Information

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.

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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	109 days
Miami	84 days
Miami-Dade	81 days