

Unit 3910 - SLS Lux Brickell

3910 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|------------------------------------------------------|
| MLS Number: | A11489056 |
| Status: | Active |
| Size: | 1,253 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking,Valet Parking |
| View: | |
| List Price: | \$1,190,000 |
| List PPSF: | \$950 |
| Valuated Price: | \$965,000 |
| Valuated PPSF: | \$770 |

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 |

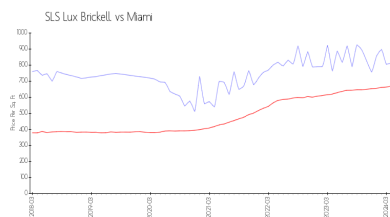
Building Association Information

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

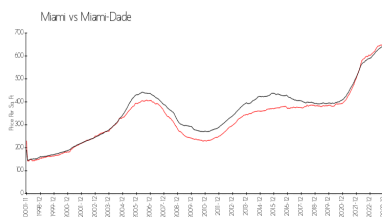
Recent Sales

| 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



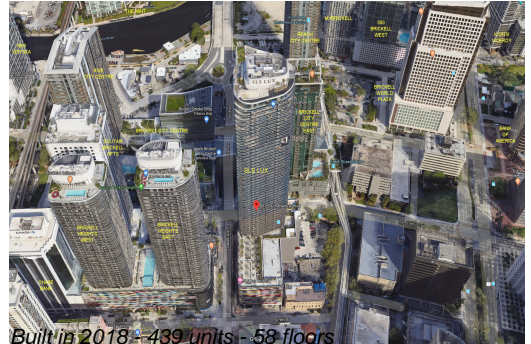
SLS Lux Brickell: \$815/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
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 | 111 days |
| Miami | 84 days |
| Miami-Dade | 81 days |