

# Unit 4706 - SLS Lux Brickell

4706 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11574864  
 Status: Active  
 Size: 881 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$740,000  
 List PPSF: \$840  
 Valuated Price: \$901,000  
 Valuated PPSF: \$1,023

*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: 50  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 7

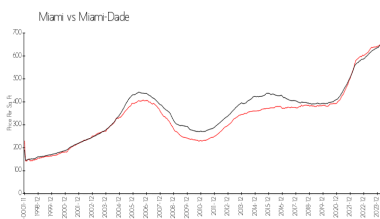
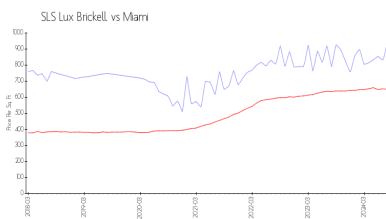
## Building Association Information

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
1006	913 sq ft	Aug 2024	\$665,000	\$728
1408	849 sq ft	Aug 2024	\$625,000	\$736
1406	881 sq ft	Jul 2024	\$621,000	\$705
3201	1,613 sq ft	Jul 2024	\$1,550,000	\$961
2406	881 sq ft	Jun 2024	\$655,000	\$743
5409	1,444 sq ft	Jun 2024	\$1,450,000	\$1,004
3407	866 sq ft	Jun 2024	\$632,000	\$730

## Market Information

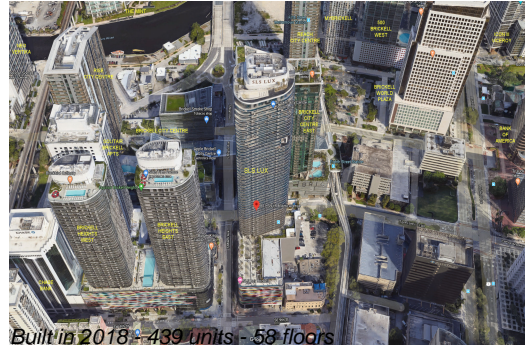


SLS Lux Brickell: \$952/sq. ft.  
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

SLS Lux Brickell 11%  
 Miami 4%  
 Miami-Dade 4%



**Avg. Time to Close Over Last 12 Months**

SLS Lux Brickell	150 days
Miami	84 days
Miami-Dade	84 days