

Unit 4806 - SLS Lux Brickell

4806 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11611926 |
| Status: | Closed |
| Size: | 1,075 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$690,000 |
| List PPSF: | \$642 |
| Valuated Price: | \$910,000 |
| Valuated PPSF: | \$1,033 |

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

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|--|-----|
| Number of units: | 439 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 47 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 24 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 7 |

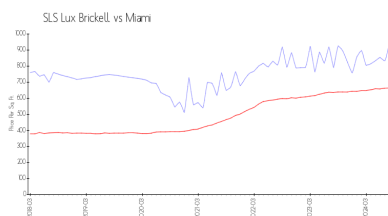
Building Association Information

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

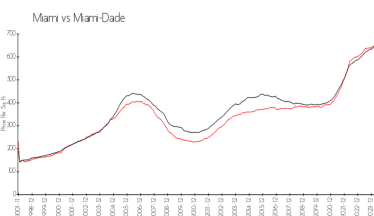
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 5401 | 1,580 sq ft | Sep 2024 | \$1,650,000 | \$1,044 |
| 4806 | 1,075 sq ft | Sep 2024 | \$670,000 | \$623 |
| 5505 | 1,106 sq ft | Aug 2024 | \$1,100,000 | \$995 |
| 1006 | 913 sq ft | Aug 2024 | \$665,000 | \$728 |
| 1408 | 849 sq ft | Aug 2024 | \$625,000 | \$736 |

Market Information



SLS Lux Brickell: \$951/sq. ft.
Miami: \$664/sq. ft.



Miami: \$664/sq. ft.
Miami-Dade: \$696/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 | 149 days |
| Miami | 85 days |

