

# Unit 1610 - SLS Lux Brickell

1610 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11616035  
 Status: Active  
 Size: 1,253 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Deeded Parking  
 View:  
 List Price: \$950,000  
 List PPSF: \$758  
 Valuated Price: \$803,000  
 Valuated PPSF: \$641

*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: 48  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 5

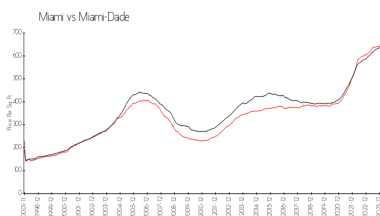
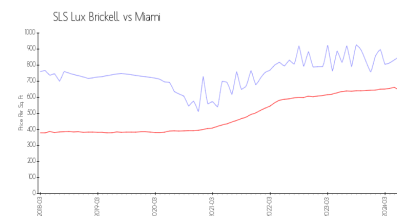
## Building Association Information

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
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

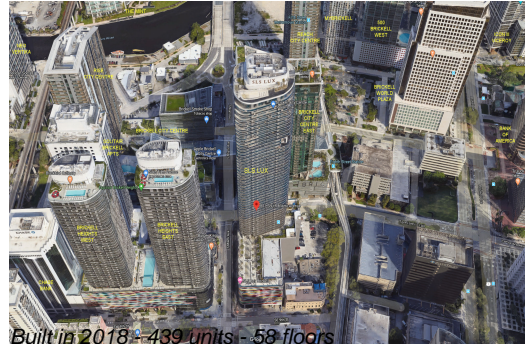


SLS Lux Brickell: \$853/sq. ft.  
 Miami: \$645/sq. ft.

Miami: \$645/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

SLS Lux Brickell: 11%  
 Miami: 4%  
 Miami-Dade: 3%



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

SLS Lux Brickell	155 days
Miami	84 days
Miami-Dade	83 days