

# Unit 3910 - SLS Lux Brickell

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

## Unit Information

|                 |                              |
|-----------------|------------------------------|
| MLS Number:     | A11655325                    |
| Status:         | Active                       |
| Size:           | 1,253 Sq ft.                 |
| Bedrooms:       | 2                            |
| Full Bathrooms: | 2                            |
| Half Bathrooms: |                              |
| Parking Spaces: | Guest Parking, Valet Parking |
| View:           |                              |
| List Price:     | \$980,000                    |
| List PPSF:      | \$782                        |
| Valuated Price: | \$978,000                    |
| Valuated PPSF:  | \$781                        |

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:      | 56  |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 25  |
| Number of sales over the last 6 months:  | 16  |
| Number of sales over the last 3 months:  | 10  |

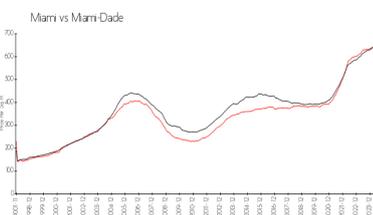
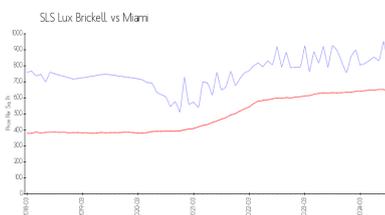
## Building Association Information

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    |
|----------|-------------|--------------|-------------|---------|
| 4910     | 1,253 sq ft | Nov 2024     | \$1,100,000 | \$878   |
| 2809     | 1,450 sq ft | Nov 2024     | \$1,200,000 | \$828   |
| 2705     | 1,152 sq ft | Nov 2024     | \$820,000   | \$712   |
| 2409     | 1,450 sq ft | Oct 2024     | \$1,300,000 | \$897   |
| LPH 5602 | 2,177 sq ft | Oct 2024     | \$2,300,000 | \$1,056 |

## Market Information



|                   |               |             |               |
|-------------------|---------------|-------------|---------------|
| SLS Lux Brickell: | \$827/sq. ft. | Miami:      | \$642/sq. ft. |
| Miami:            | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|                  |     |
|------------------|-----|
| SLS Lux Brickell | 13% |
| Miami            | 5%  |
| Miami-Dade       | 4%  |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| SLS Lux Brickell | 143 days |
| Miami            | 87 days  |



Miami-Dade

86 days