

# Unit 4004 - SLS Lux Brickell

4004 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11667443  
 Status: Pending  
 Size: 1,514 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay, Pool Area View, Water View  
 Rental Price: \$7,800  
 List PPSF: \$5  
 Valuated Price: \$1,263,000  
 Valuated PPSF: \$947

*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.*

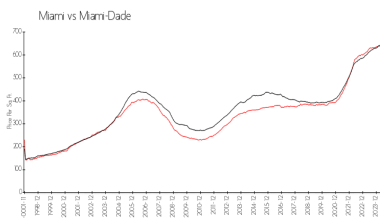
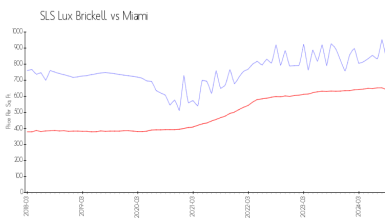
## Building Information

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: 27  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 9

## Building Association Information

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

## 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: 138 days  
 Miami: 87 days  
 Miami-Dade: 87 days

