

# Unit 3104 - SLS Lux Brickell

3104 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11456159  
 Status: Active  
 Size: 1,334 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,190,000  
 List PPSF: \$892  
 Valuated Price: \$1,138,000  
 Valuated PPSF: \$853

*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: 46  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

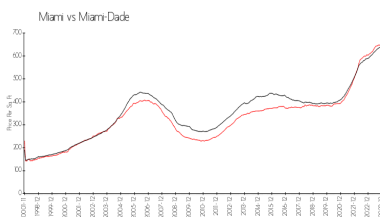
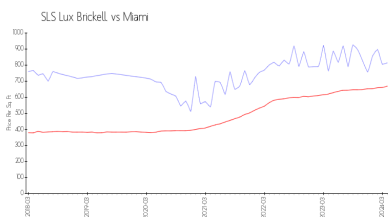
## Building Association Information

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
4904	1,334 sq ft	Apr 2024	\$1,136,500	\$852
PH5609	1,782 sq ft	Apr 2024	\$1,930,000	\$1,083
3602	1,119 sq ft	Apr 2024	\$940,000	\$840
2004	1,334 sq ft	Mar 2024	\$1,006,500	\$754
2006	881 sq ft	Feb 2024	\$645,000	\$732
1806	881 sq ft	Feb 2024	\$640,000	\$726

## Market Information



SLS Lux Brickell: \$815/sq. ft.  
 Miami: \$669/sq. ft.  
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 Miami-Dade: \$694/sq. ft.  
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## Inventory for Sale

SLS Lux Brickell 10%  
 Miami 4%  
 Miami-Dade 3%



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

SLS Lux Brickell	116 days
Miami	84 days
Miami-Dade	81 days