

# Unit 2210 - SLS Lux Brickell

2210 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11550940  
 Status: Active  
 Size: 1,253 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking  
 View:  
 List Price: \$990,000  
 List PPSF: \$790  
 Valuated Price: \$815,000  
 Valuated PPSF: \$650

*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: 30  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

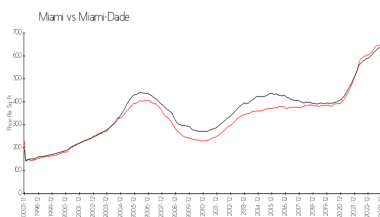
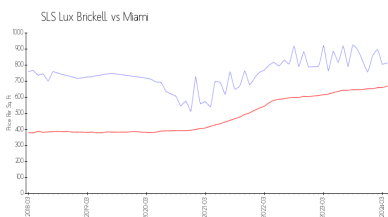
## Building Association Information

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.  
 Miami: Miami-Dade: \$694/sq. ft.

## 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