

# Unit 3204 - SLS Lux Brickell

3204 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11555566  
 Status: Active  
 Size: 1,334 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay  
 Rental Price: \$7,700  
 List PPSF: \$6  
 Valuated Price: \$1,150,000  
 Valuated PPSF: \$862

*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.*

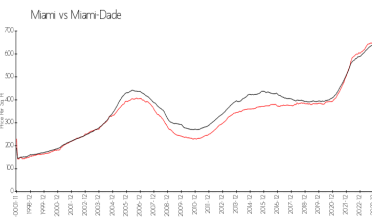
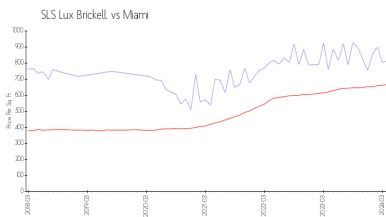
## Building Information

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

## Market Information



SLS Lux Brickell:	\$815/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	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

