

Unit 1703 - SLS Lux Brickell

1703 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11501202
Status:	Active
Size:	838 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$695,000
List PPSF:	\$829
Valuated Price:	\$696,000
Valuated PPSF:	\$831

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:	45
Building inventory for sale:	10%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

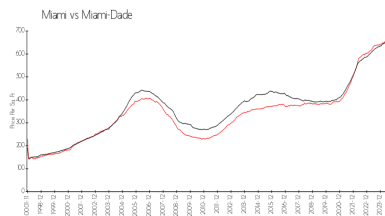
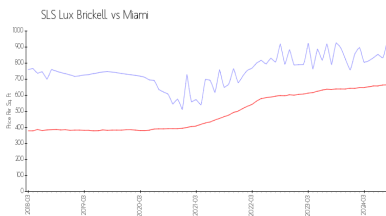
Building Association Information

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
5401	1,580 sq ft	Sep 2024	\$1,650,000	\$1,044
4806	1,075 sq ft	Sep 2024	\$670,000	\$623
5505	1,106 sq ft	Aug 2024	\$1,100,000	\$995
1006	913 sq ft	Aug 2024	\$665,000	\$728
1408	849 sq ft	Aug 2024	\$625,000	\$736

Market Information

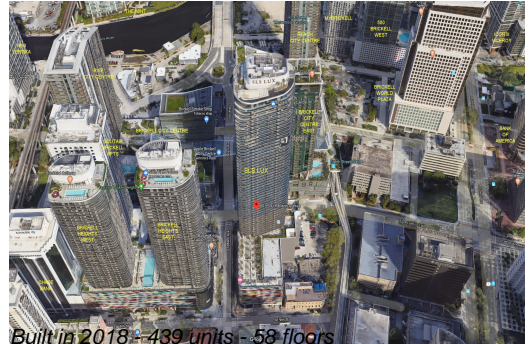


SLS Lux Brickell: \$951/sq. ft.
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

SLS Lux Brickell	145 days
Miami	85 days
Miami-Dade	84 days