

# Unit 2307 - SLS Lux Brickell

2307 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11567842  |
| Status:         | Active     |
| Size:           | 866 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| Rental Price:   | \$5,200    |
| List PPSF:      | \$6        |
| Valuated Price: | \$597,000  |
| Valuated PPSF:  | \$689      |

*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.*

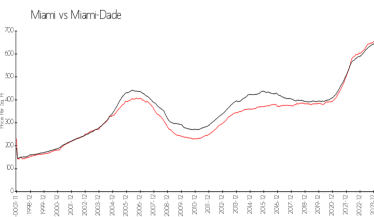
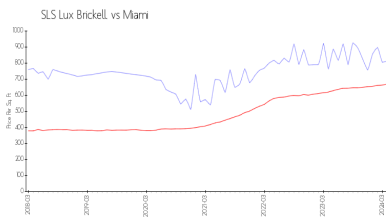
## Building Information

|  |     |
|--|-----|
| 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: | 32  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

## 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: | \$698/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 | 109 days |
| Miami            | 84 days  |
| Miami-Dade       | 81 days  |

