

# Unit 2705 - SLS Lux Brickell

2705 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11585697  
 Status: Pending  
 Size: 1,152 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$895,000  
 List PPSF: \$777  
 Valuated Price: \$1,103,000  
 Valuated PPSF: \$957

*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

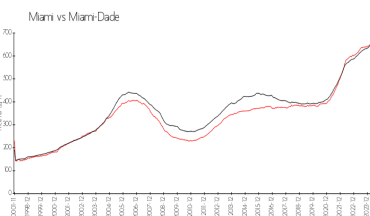
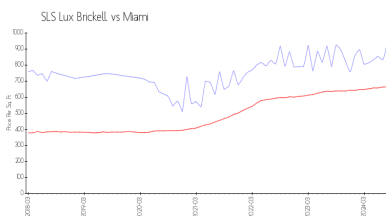
## Building Association Information

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

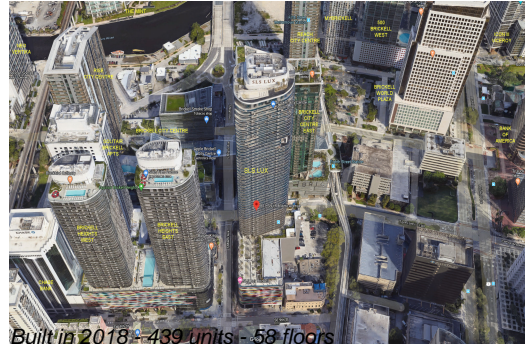
## Market Information



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