

# Unit 1203 - Luxor Residences

1203 - 2301 SW 27 Ave, Coral Gables, FL, Miami-Dade 33145

## Unit Information

MLS Number: A11635110  
 Status: Pending  
 Size: 1,213 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$539,000  
 List PPSF: \$444  
 Valuated Price: \$511,000  
 Valuated PPSF: \$421

*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: 66  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

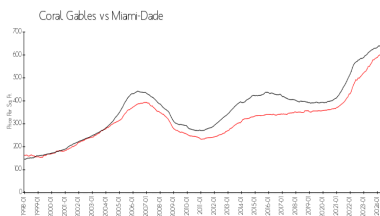
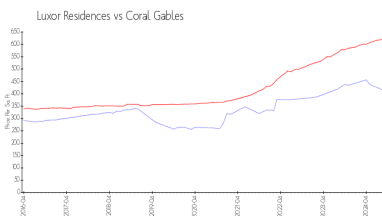
## Building Association Information

Luxor Residences HOA  
 Address: 2301 SW 27th Ave,  
 Miami, FL 33145  
 Phone: +1 305-858-1118

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	1,201 sq ft	May 2024	\$510,000	\$425
1006	1,129 sq ft	Apr 2024	\$515,000	\$456
703	1,206 sq ft	Feb 2024	\$497,500	\$413

## Market Information



Luxor Residences: \$413/sq. ft.      Coral Gables: \$625/sq. ft.  
 Coral Gables: \$625/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Luxor Residences: 5%  
 Coral Gables: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Luxor Residences: 50 days  
 Coral Gables: 65 days  
 Miami-Dade: 86 days

