

# Unit 2707 - SLS Lux Brickell

2707 - 801 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11674252  
 Status: Active  
 Size: 866 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$669,000  
 List PPSF: \$773  
 Valuated Price: \$630,000  
 Valuated PPSF: \$727

*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: 56  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 16  
 Number of sales over the last 3 months: 10

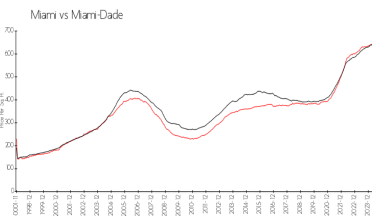
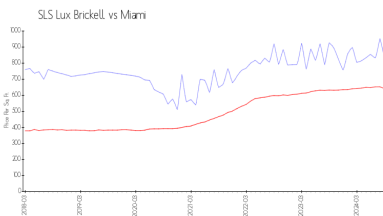
## Building Association Information

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
4910	1,253 sq ft	Nov 2024	\$1,100,000	\$878
2809	1,450 sq ft	Nov 2024	\$1,200,000	\$828
2705	1,152 sq ft	Nov 2024	\$820,000	\$712
2409	1,450 sq ft	Oct 2024	\$1,300,000	\$897
LPH 5602	2,177 sq ft	Oct 2024	\$2,300,000	\$1,056

## Market Information



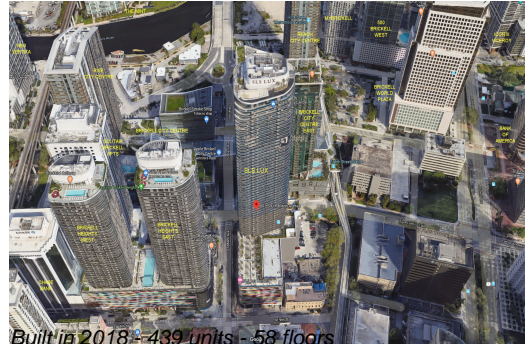
SLS Lux Brickell: \$827/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

SLS Lux Brickell: 13%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

SLS Lux Brickell: 143 days  
 Miami: 87 days



Miami-Dade

86 days