

Unit 2101 - Ritz Carlton - Sunny Isles

2101 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11313650 |
| Status: | Active |
| Size: | 3,080 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$6,149,000 |
| List PPSF: | \$1,996 |
| Valuated Price: | \$5,465,000 |
| Valuated PPSF: | \$2,033 |

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: | 208 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 7 |

Building Association Information

The Ritz-Carlton Residences

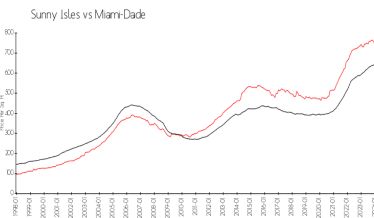
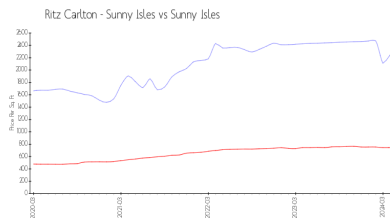
Address: 15701 Collins Ave Suite 4401, Sunny Isles Beach, FL 33160,

Phone: +1 305-521-1600

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2601 | 3,080 sq ft | May 2024 | \$5,000,000 | \$1,623 |
| 2905 | 3,204 sq ft | Apr 2024 | \$6,700,000 | \$2,091 |
| 4103 | 1,605 sq ft | Apr 2024 | \$2,800,000 | \$1,745 |
| 2602 | 2,475 sq ft | Apr 2024 | \$5,800,000 | \$2,343 |
| 1401 | 3,080 sq ft | Mar 2024 | \$4,400,000 | \$1,429 |
| 4203 | 1,447 sq ft | Mar 2024 | \$3,000,000 | \$2,073 |

Market Information



| | | | |
|-----------------------------|----------------|--------------|---------------|
| Ritz Carlton - Sunny Isles: | \$2249/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles: | \$746/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|----------------------------|-----|
| Ritz Carlton - Sunny Isles | 11% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------------|----------|
| Ritz Carlton - Sunny Isles | 165 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |