# Unit 2202 - Ritz Carlton Tower Residences

2202 - 3400 SW 27 Av, Miami, FL, Miami-Dade 33133

### **Unit Information**

 MLS Number:
 A11453847

 Status:
 Active

 Size:
 4,935 Sq ft.

Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1

Parking Spaces: 2 Or More Spaces

View:

 List Price:
 \$13,250,000

 List PPSF:
 \$2,685

 Valuated Price:
 \$6,130,000

 Valuated PPSF:
 \$1,242

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.

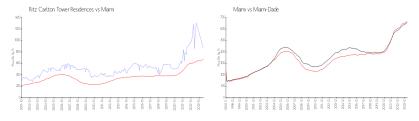
# **Building Information**

Number of units:124Number of active listings for rent:2Number of active listings for sale:5Building inventory for sale:4%Number of sales over the last 12 months:11Number of sales over the last 6 months:3Number of sales over the last 3 months:3

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,057 sq ft	Apr 2024	\$895,000	\$847
702	2,110 sq ft	Mar 2024	\$2,200,000	\$1,043
1004	1,666 sq ft	Mar 2024	\$1,525,000	\$915
705	1,540 sq ft	Sep 2023	\$1,500,000	\$974
905	1,540 sq ft	Sep 2023	\$1,400,000	\$909

### **Market Information**



Ritz Carlton Tower \$876/sq. ft. Miami: \$669/sq. ft.

Residences:

Miami: \$669/sq. ft. Miami-Dade: \$694/sq. ft.

## **Inventory for Sale**

Ritz Carlton Tower Residences 4% Miami 4% Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Ritz Carlton Tower Residences 38 days Miami 84 days Miami-Dade 81 days

