

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: | \$8,207,000 |
| Valuated PPSF: | \$1,663 |



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.

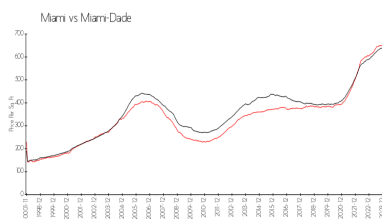
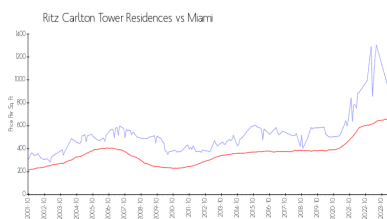
Building Information

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|--|-----|
| Number of units: | 124 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 3 |
| Number 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 Residences: | \$1173/sq. ft. | Miami: | \$675/sq. ft. |
| Miami: | \$675/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|-------------------------------|----|
| Ritz Carlton Tower Residences | 5% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|---------|
| Ritz Carlton Tower Residences | 40 days |
| Miami | 83 days |
| Miami-Dade | 81 days |