

# Unit 703 - Ritz Carlton - Sunny Isles

703 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11463404
Status:	Active
Size:	1,447 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$3,750,000
List PPSF:	\$2,592
Valuated Price:	\$2,341,000
Valuated PPSF:	\$1,618

*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:	21
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:	6

## Building Association Information

The Ritz-Carlton Residences

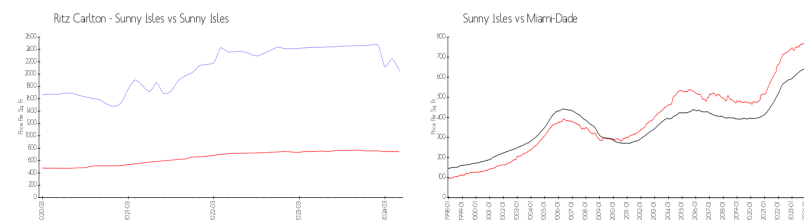
Address: 15701 Collins Ave Suite 4401, Sunny Isles Beach, FL 33160,

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: \$2057/sq. ft.  
Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Ritz Carlton - Sunny Isles	10%
Sunny Isles	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Ritz Carlton - Sunny Isles	165 days
Sunny Isles	115 days
Miami-Dade	81 days