

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:	\$2,559,000
Valuated PPSF:	\$1,768

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

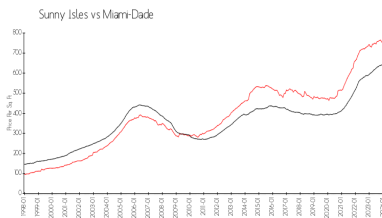
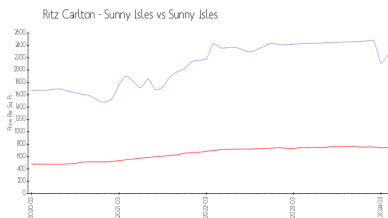
Building Association Information

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