

# Unit 624 - Ritz Carlton Residences Miami Beach

624 - 4701 N Meridian Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11520914              |
| Status:         | Active                 |
| Size:           | 2,537 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$5,275,000            |
| List PPSF:      | \$2,079                |
| Valuated Price: | \$3,982,000            |
| Valuated PPSF:  | \$1,652                |

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:                         | 126 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

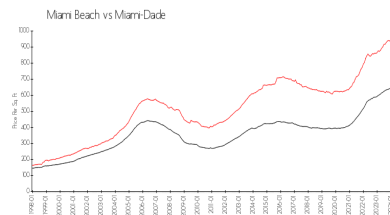
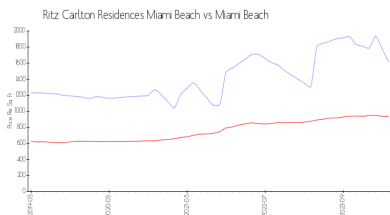
The Ritz-Carlton Residences Miami Beach  
 Address: 4701 Meridian Ave,  
 Miami Beach, FL 33140  
 Phone: +1 305-953-9500

<https://www.ritzcarlton.com/en/residences/miami-beach>

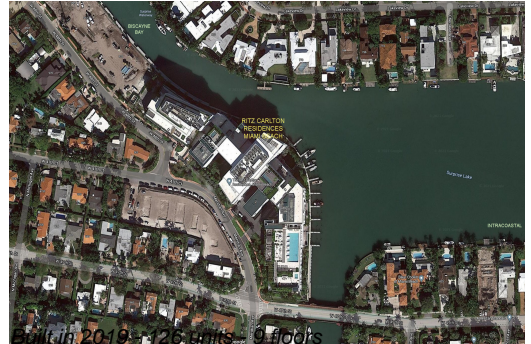
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 621    | 3,418 sq ft | Feb 2024     | \$6,300,000 | \$1,843 |
| LP#02  | 4,535 sq ft | Jan 2024     | \$8,000,000 | \$1,764 |
| 314    | 2,520 sq ft | Nov 2023     | \$3,725,000 | \$1,478 |
| 412    | 1,969 sq ft | Oct 2023     | \$3,800,000 | \$1,930 |
| 302    | 2,912 sq ft | Aug 2023     | \$5,025,000 | \$1,726 |

## Market Information



|                                      |                |              |               |
|--------------------------------------|----------------|--------------|---------------|
| Ritz Carlton Residences Miami Beach: | \$1617/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:                         | \$937/sq. ft.  | Miami-Dade:  | \$694/sq. ft. |



### **Inventory for Sale**

|                                     |    |
|-------------------------------------|----|
| Ritz Carlton Residences Miami Beach | 6% |
| Miami Beach                         | 4% |
| Miami-Dade                          | 3% |

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

|                                     |         |
|-------------------------------------|---------|
| Ritz Carlton Residences Miami Beach | 91 days |
| Miami Beach                         | 97 days |
| Miami-Dade                          | 81 days |