

Unit 2804 - Ritz Carlton - Sunny Isles

2804 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11572724
 Status: Active
 Size: 1,571 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$3,990,000
 List PPSF: \$2,540
 Valuated Price: \$3,424,000
 Valuated PPSF: \$2,180

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

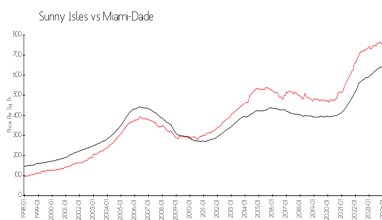
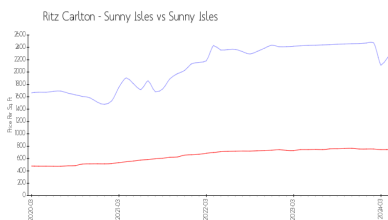
Building Association Information

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 |