

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: 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: 7

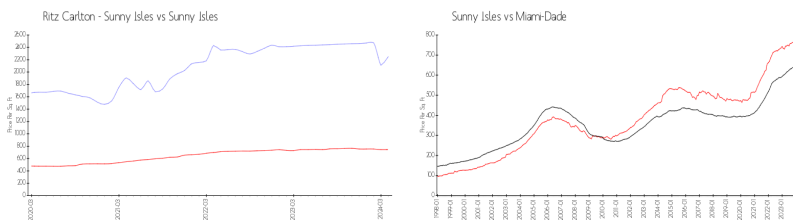
Building Association Information

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:	\$695/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	114 days
Miami-Dade	81 days