

# Unit 2101 - Ritz Carlton - Sunny Isles

2101 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11313650
Status:	Active
Size:	3,080 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$6,149,000
List PPSF:	\$1,996
Valuated Price:	\$5,465,000
Valuated PPSF:	\$2,033

*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:	23
Building inventory for sale:	11%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

## Building Association Information

The Ritz-Carlton Residences

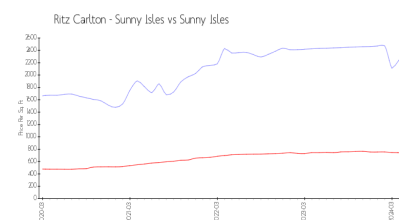
Address: 15701 Collins Ave Suite 4401, Sunny Isles Beach, FL 33160,

Phone: +1 305-521-1600

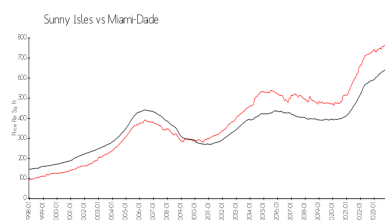
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$743/sq. ft.



Sunny Isles: \$743/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Ritz Carlton - Sunny Isles	11%
Sunny Isles	5%
Miami-Dade	3%



Built in 2020 - 208 units - 52 floors

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

Ritz Carlton - Sunny Isles	184 days
Sunny Isles	113 days
Miami-Dade	81 days