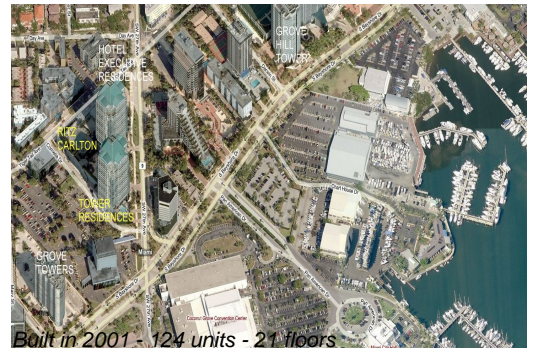


# Unit 2202 - Ritz Carlton Tower Residences

2202 - 3400 SW 27 Av, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11453847
Status:	Active
Size:	4,935 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$13,250,000
List PPSF:	\$2,685
Valuated Price:	\$6,130,000
Valuated PPSF:	\$1,242



*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.*

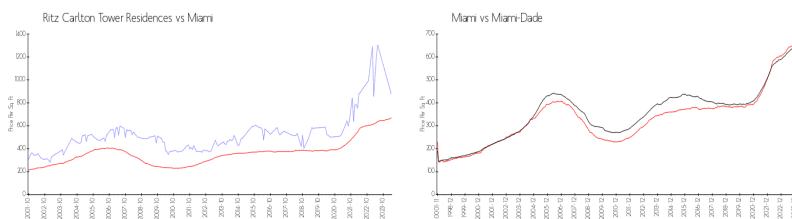
## Building Information

Number of units:	124
Number of active listings for rent:	2
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,057 sq ft	Apr 2024	\$895,000	\$847
702	2,110 sq ft	Mar 2024	\$2,200,000	\$1,043
1004	1,666 sq ft	Mar 2024	\$1,525,000	\$915
705	1,540 sq ft	Sep 2023	\$1,500,000	\$974
905	1,540 sq ft	Sep 2023	\$1,400,000	\$909

## Market Information



Ritz Carlton Tower Residences:	\$876/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Ritz Carlton Tower Residences	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ritz Carlton Tower Residences	38 days
Miami	84 days
Miami-Dade	81 days