

# Unit 703 - Ritz Carlton - Sunny Isles

703 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11463404  
 Status: Active  
 Size: 1,447 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$3,750,000  
 List PPSF: \$2,592  
 Valuated Price: \$2,559,000  
 Valuated PPSF: \$1,768

*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

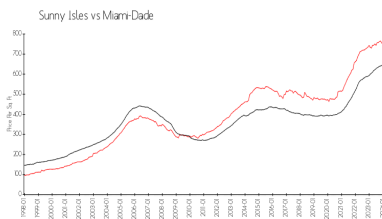
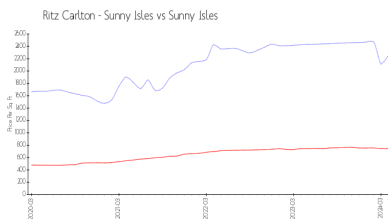
## Building Association Information

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.  
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 Miami-Dade: \$698/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	184 days
Sunny Isles	113 days
Miami-Dade	81 days