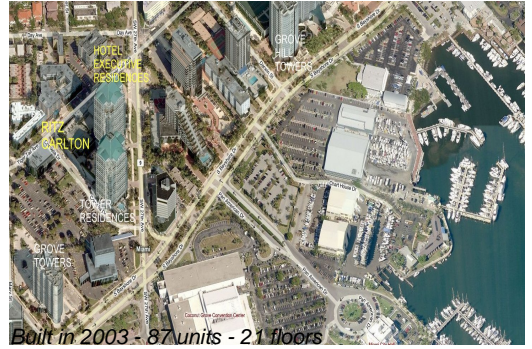


# Unit 2103 - Ritz Carlton Executive Residences

2103 - 3350 SW 27 Av, Miami, FL, Miami-Dade 33133



Built in 2003 - 87 units - 21 floors

## Unit Information

MLS Number:	A11483165
Status:	Active
Size:	1,831 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,595,000
List PPSF:	\$871
Valuated Price:	\$1,656,000
Valuated PPSF:	\$904

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.

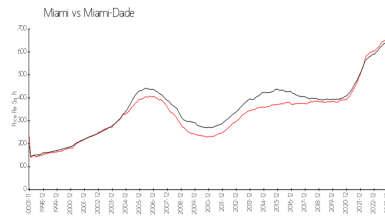
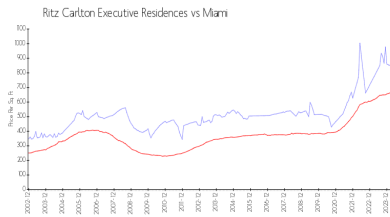
## Building Information

Number of units:	87
Number of active listings for rent:	10
Number of active listings for sale:	6
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1807	1,084 sq ft	Apr 2024	\$895,000	\$826
1903	936 sq ft	Apr 2024	\$800,000	\$855
1004	2,028 sq ft	Feb 2024	\$1,632,500	\$805
1806	938 sq ft	Dec 2023	\$730,000	\$778
1203	896 sq ft	Dec 2023	\$750,000	\$837

## Market Information



Ritz Carlton Executive Residences:	\$846/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Ritz Carlton Executive Residences	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Ritz Carlton Executive Residences	62 days
Miami	84 days
Miami-Dade	81 days