

Unit 306 - Ritz Carlton Tower Residences

306 - 3400 SW 27 Av, Miami, FL, Miami-Dade 33133

Unit Information

MLS Number: A11513516
 Status: Active
 Size: 1,540 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Parking-Under Building, Valet Parking
 View:
 List Price: \$1,100,000
 List PPSF: \$714
 Valuated Price: \$1,164,000
 Valuated PPSF: \$756

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.

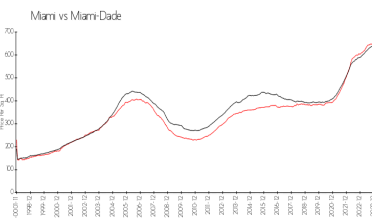
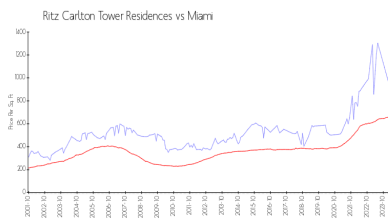
Building Information

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

