

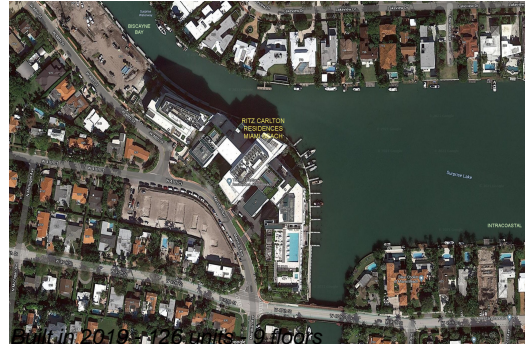
# Unit LPH 16 - Ritz Carlton Residences Miami Beach

LPH 16 - 4701 N Meridian Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11530654  
 Status: Pending  
 Size: 2,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$3,390,000  
 List PPSF: \$1,678  
 Valuated Price: \$3,140,000  
 Valuated PPSF: \$1,707

*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: 126  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

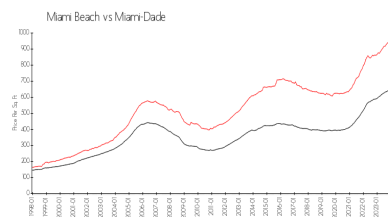
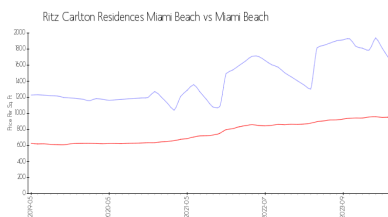
The Ritz-Carlton Residences Miami Beach  
 Address: 4701 Meridian Ave,  
 Miami Beach, FL 33140  
 Phone: +1 305-953-9500

<https://www.ritzcarlton.com/en/residences/miami-beach>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
621	3,418 sq ft	Feb 2024	\$6,300,000	\$1,843
LPH02	4,535 sq ft	Jan 2024	\$8,000,000	\$1,764
314	2,520 sq ft	Nov 2023	\$3,725,000	\$1,478
412	1,969 sq ft	Oct 2023	\$3,800,000	\$1,930
302	2,912 sq ft	Aug 2023	\$5,025,000	\$1,726

## Market Information



Ritz Carlton Residences Miami Beach: \$1688/sq. ft.  
 Miami Beach: \$952/sq. ft.

Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Ritz Carlton Residences Miami Beach	91 days
Miami Beach	98 days
Miami-Dade	81 days