

# Unit 1105 - Ritz Carlton Tower Residences

1105 - 3400 SW 27 Av, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11534908  
 Status: Active  
 Size: 1,540 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Valet Parking  
 View:  
 List Price: \$1,575,000  
 List PPSF: \$1,023  
 Valuated Price: \$1,343,000  
 Valuated PPSF: \$872

*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.*

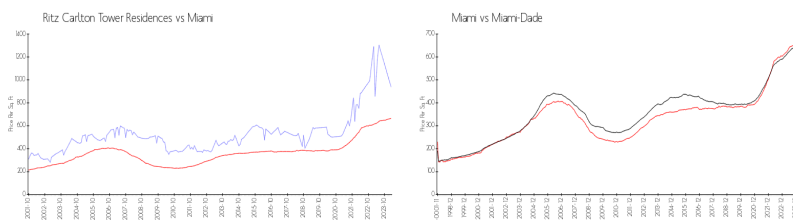
## Building Information

Number of units: 124  
 Number of active listings for rent: 2  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 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:	\$936/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Ritz Carlton Tower Residences: 46 days  
 Miami: 84 days  
 Miami-Dade: 81 days

