

# Unit 905 - Ritz Carlton - Sunny Isles

905 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11552784                                     |
| Status:         | Active  |
| Size:           | 3,204 Sq ft.                                  |
| Bedrooms:       | 4   |
| Full Bathrooms: | 5   |
| Half Bathrooms: | 1   |
| Parking Spaces: | 2 Or More Spaces,Deeded Parking,Valet Parking |
| View:           |   |
| List Price:     | \$7,200,000                                   |
| List PPSF:      | \$2,247                                       |
| Valuated Price: | \$5,781,000                                   |
| Valuated PPSF:  | \$1,804                                       |

*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:      | 22  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

The Ritz-Carlton Residences

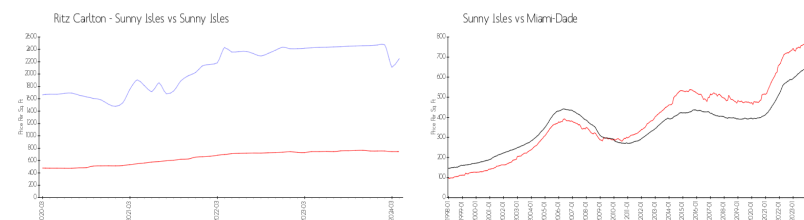
Address: 15701 Collins Ave Suite 4401, Sunny Isles Beach, FL 33160,

Phone: +1 305-521-1600

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 2601   | 3,080 sq ft | May 2024     | \$5,000,000 | \$1,623 |
| 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.

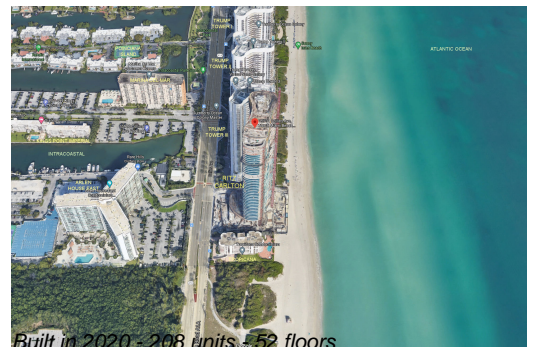
Sunny Isles: \$746/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

|                            |     |
|----------------------------|-----|
| Ritz Carlton - Sunny Isles | 11% |
| Sunny Isles                | 5%  |
| Miami-Dade                 | 3%  |



Built in 2020 - 208 units - 52 floors

**Avg. Time to Close Over Last 12 Months**

|                            |          |
|----------------------------|----------|
| Ritz Carlton - Sunny Isles | 165 days |
| Sunny Isles                | 114 days |
| Miami-Dade                 | 81 days  |