

# Unit 2202 - Ritz Carlton Tower Residences

2202 - 3400 SW 27 Av, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11584233  
 Status: Active  
 Size: 4,935 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$13,250,000  
 List PPSF: \$2,685  
 Valuated Price: \$7,415,000  
 Valuated PPSF: \$1,503



*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.*

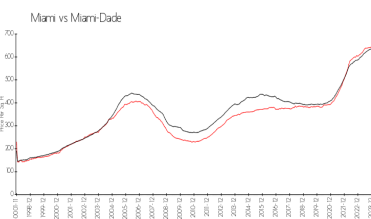
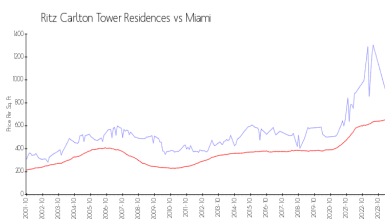
## Building Information

Number of units: 124  
 Number of active listings for rent: 2  
 Number of active listings for sale: 6  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,540 sq ft	Jul 2024	\$1,035,000	\$672
1105	1,540 sq ft	Jun 2024	\$1,525,000	\$990
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

## Market Information



Ritz Carlton Tower Residences:	\$1059/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Ritz Carlton Tower Residences: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ritz Carlton Tower Residences: 77 days  
 Miami: 84 days  
 Miami-Dade: 83 days