

# Unit 3504 - Ritz Carlton - Sunny Isles

3504 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11685302
Status:	Active
Size:	1,571 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$4,200,000
List PPSF:	\$2,673
Valuated Price:	\$3,962,000
Valuated PPSF:	\$2,522

*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:	15
Building inventory for sale:	7%
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:	2

## Building Association Information

The Ritz-Carlton Residences

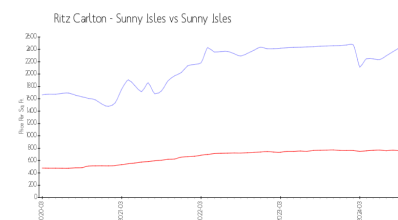
Address: 15701 Collins Ave Suite 4401, Sunny Isles Beach, FL 33160,

Phone: +1 305-521-1600

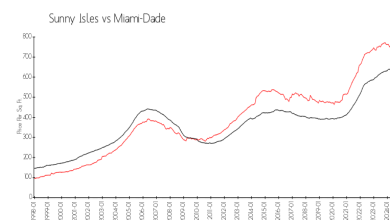
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2704	1,571 sq ft	Nov 2024	\$3,500,000	\$2,228
2205	3,204 sq ft	Sep 2024	\$7,100,000	\$2,216
2804	1,571 sq ft	Jun 2024	\$3,400,000	\$2,164
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

## Market Information



Ritz Carlton - Sunny Isles: \$2427/sq. ft.  
Sunny Isles: \$757/sq. ft.



Sunny Isles: \$757/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ritz Carlton - Sunny Isles	7%
Sunny Isles	7%
Miami-Dade	4%



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

Ritz Carlton - Sunny Isles	160 days
Sunny Isles	113 days
Miami-Dade	87 days