

# 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

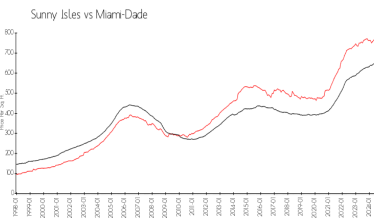
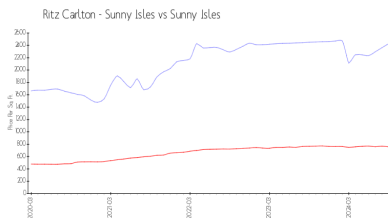
## Building Association Information

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.

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 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