

# Unit 4801 - Ritz Carlton - Sunny Isles

4801 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11688085  
 Status: Active  
 Size: 3,080 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking

View:  
 List Price: \$6,900,000  
 List PPSF: \$2,240  
 Valuated Price: \$7,273,000  
 Valuated PPSF: \$2,594

*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: 17  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

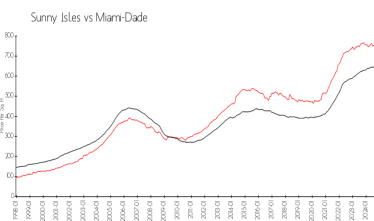
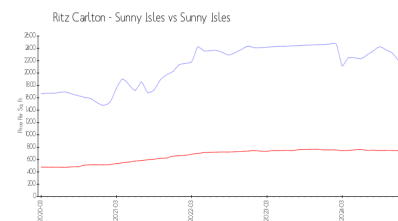
## Building Association Information

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
4303	1,447 sq ft	Jan 2025	\$3,100,000	\$2,142
3604	1,571 sq ft	Jan 2025	\$3,725,000	\$2,371
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

## Market Information



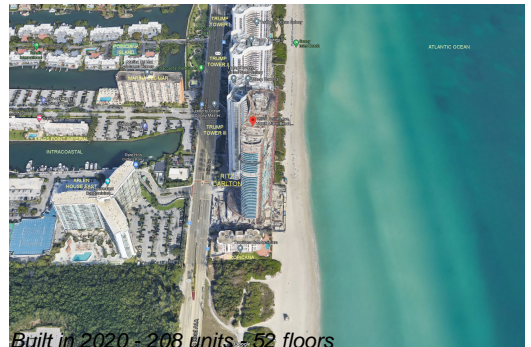
Ritz Carlton - Sunny Isles:	\$2193/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Ritz Carlton - Sunny Isles: 8%  
 Sunny Isles: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Ritz Carlton - Sunny Isles: 158 days



Sunny Isles  
Miami-Dade

116 days  
90 days