

Unit 705 - Ritz Carlton - Sunny Isles

705 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11808737
Status:	Active
Size:	3,204 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$6,349,000
List PPSF:	\$1,982
Valuated Price:	\$2,929,000
Valuated PPSF:	\$914

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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

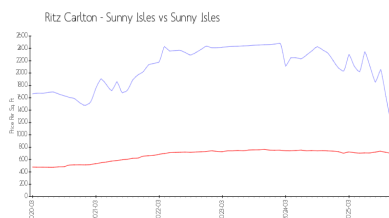
The Ritz-Carlton Residences
Address: 15701 Collins Ave Suite 4401, Sunny Isles Beach, FL 33160,
Phone: +1 305-521-1600

<https://>

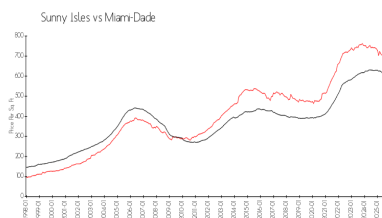
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	1,447 sq ft	Oct 2025	\$2,925,000	\$2,021
703	1,447 sq ft	Oct 2025	\$3,050,000	\$2,108
1901	2,688 sq ft	Sep 2025	\$4,900,000	\$1,823
4801	3,080 sq ft	Aug 2025	\$6,150,000	\$1,997
2903	1,447 sq ft	Jun 2025	\$3,000,000	\$2,073
3504	1,571 sq ft	Jun 2025	\$4,200,000	\$2,673

Market Information



Ritz Carlton - Sunny Isles: \$1162/sq. ft.
Sunny Isles: \$702/sq. ft.



Sunny Isles: \$702/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Ritz Carlton - Sunny Isles	5%
Sunny Isles	7%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Ritz Carlton - Sunny Isles	151 days
Sunny Isles	113 days
Miami-Dade	77 days