

# Unit 3102 - Ritz Carlton - Sunny Isles

3102 - 15701 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11926442  
 Status: Active  
 Size: 2,137 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station,Valet Parking

### View:

List Price: \$5,800,000  
 List PPSF: \$2,714  
 Valuated Price: \$2,480,000  
 Valuated PPSF: \$1,161

*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: 10  
 Building inventory for sale: 4%  
 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,

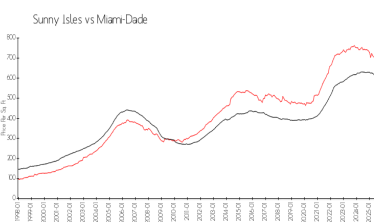
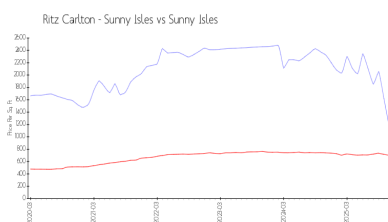
Phone: +1 305-521-1600

<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

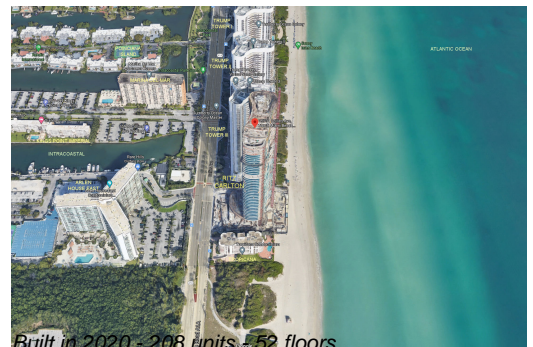


Ritz Carlton - Sunny Isles: \$1162/sq. ft.  
 Sunny Isles: \$702/sq. ft.

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

## Inventory for Sale

Ritz Carlton - Sunny Isles: 5%  
 Sunny Isles: 6%



Built in 2020 - 208 units - 52 floors

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