

# Unit PH 01 - Ritz Carlton Residences Miami Beach

PH 01 - 4701 N Meridian Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	F10413035
Status:	Active
Size:	5,936 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Bay,Ocean View,Other View
List Price:	\$19,999,999
List PPSF:	\$3,369
Valuated Price:	\$10,287,000
Valuated PPSF:	\$1,794

*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:	126
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

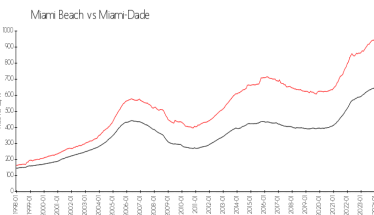
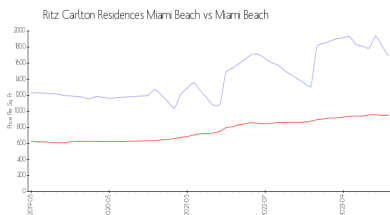
The Ritz-Carlton Residences Miami Beach  
 Address: 4701 Meridian Ave,  
 Miami Beach, FL 33140  
 Phone: +1 305-953-9500

<https://www.ritzcarlton.com/en/residences/miami-beach>

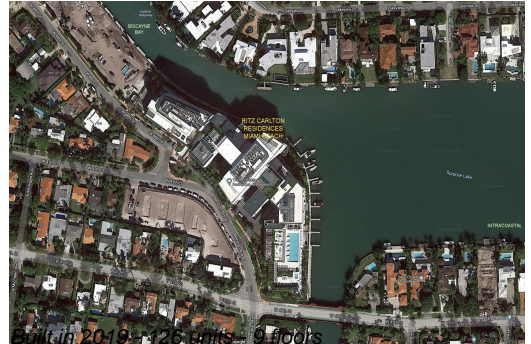
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
621	3,418 sq ft	Feb 2024	\$6,300,000	\$1,843
LPH02	4,535 sq ft	Jan 2024	\$8,000,000	\$1,764
314	2,520 sq ft	Nov 2023	\$3,725,000	\$1,478
412	1,969 sq ft	Oct 2023	\$3,800,000	\$1,930
302	2,912 sq ft	Aug 2023	\$5,025,000	\$1,726

## Market Information



Ritz Carlton Residences Miami Beach:	\$1688/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.



### **Inventory for Sale**

Ritz Carlton Residences Miami Beach	7%
Miami Beach	4%
Miami-Dade	3%

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

Ritz Carlton Residences Miami Beach	91 days
Miami Beach	98 days
Miami-Dade	81 days