

Unit 406 - Canyon Ranch South

406 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11487098
Status:	Active
Size:	2,053 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$3,459,000
List PPSF:	\$1,685
Valuated Price:	\$2,747,000
Valuated PPSF:	\$1,338

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:	143
Number of active listings for rent:	11
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

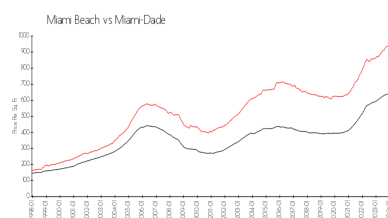
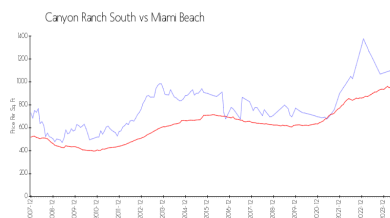
Building Association Information

Ranch Canyon
6799 Collins Ave, Miami Beach, FL 33141
(786) 220-7093

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,420 sq ft	May 2024	\$1,250,000	\$880
PH04	1,105 sq ft	May 2024	\$1,750,000	\$1,584
902	1,387 sq ft	Apr 2024	\$1,875,000	\$1,352
1404	1,084 sq ft	Apr 2024	\$1,695,000	\$1,564
1602	1,425 sq ft	Oct 2023	\$1,725,000	\$1,211

Market Information



Canyon Ranch South:	\$1103/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Canyon Ranch South	4%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Canyon Ranch South	67 days
Miami Beach	97 days
Miami-Dade	81 days