

Unit 1103 - Canyon Ranch South

1103 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11492146
Status:	Active
Size:	890 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$975,000
List PPSF:	\$1,096
Valuated Price:	\$866,000
Valuated PPSF:	\$1,029

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:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

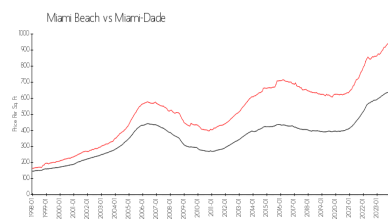
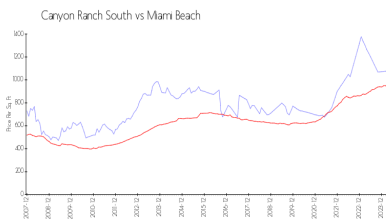
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$1080/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Canyon Ranch South	5%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Canyon Ranch South
Miami Beach
Miami-Dade

22 days
97 days
81 days