

# Unit 2208 - Canyon Ranch North

2208 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11517528  
 Status: Active  
 Size: 1,290 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$2,999,995  
 List PPSF: \$2,326  
 Valuated Price: \$1,792,000  
 Valuated PPSF: \$1,389

*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.*

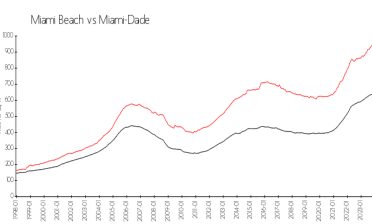
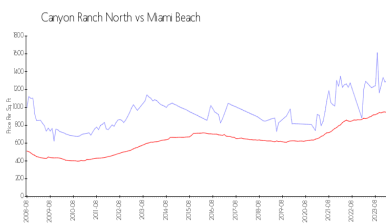
## Building Information

Number of units: 207  
 Number of active listings for rent: 15  
 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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	820 sq ft	May 2024	\$850,000	\$1,037
1008	1,290 sq ft	Feb 2024	\$1,900,000	\$1,473
1007	1,565 sq ft	Feb 2024	\$1,885,000	\$1,204
2004	820 sq ft	Jan 2024	\$775,000	\$945
1805	1,290 sq ft	Jan 2024	\$2,100,000	\$1,628

## Market Information



Canyon Ranch North:	\$1314/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Canyon Ranch North: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Canyon Ranch North: 137 days  
 Miami Beach: 97 days  
 Miami-Dade: 81 days

