

Unit 3504 - Canyon Ranch North

3504 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

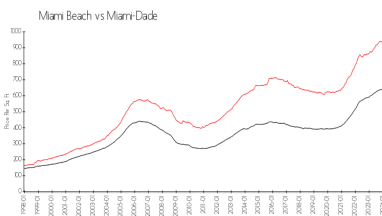
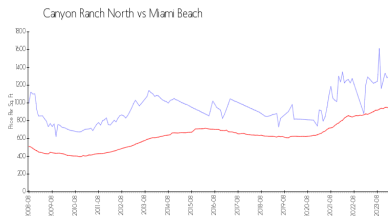
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| MLS Number: | A11518656 |
| Status: | Active |
| Size: | 2,670 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | |
| View: | Intracoastal View,Ocean View,Direct Ocean,Water View |
| Rental Price: | \$25,000 |
| List PPSF: | \$9 |
| Valuated Price: | \$4,588,000 |
| Valuated PPSF: | \$1,718 |

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

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| 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 |

Market Information



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

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

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

