

Unit 1905 - Canyon Ranch North

1905 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11521605
 Status: Active
 Size: 1,290 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$2,225,000
 List PPSF: \$1,725
 Valuated Price: \$1,784,000
 Valuated PPSF: \$1,383

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.

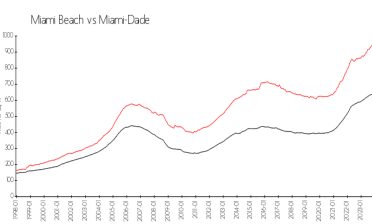
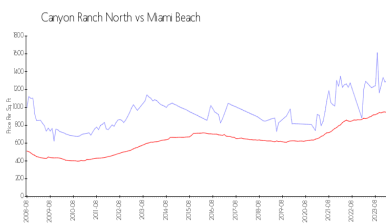
Building Information

Number of units: 207
 Number of active listings for rent: 15
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 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: 1

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: | \$695/sq. ft. |

Inventory for Sale

Canyon Ranch North: 4%
 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

