

Unit 1209 - Canyon Ranch North

1209 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11523581
 Status: Pending
 Size: 820 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$640,000
 List PPSF: \$780
 Valuated Price: \$807,000
 Valuated PPSF: \$984

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.

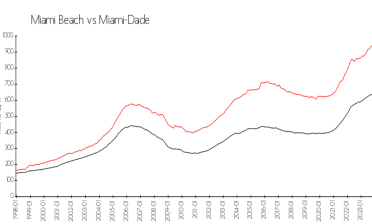
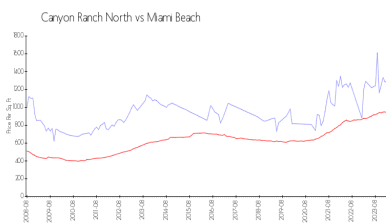
Building Information

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

