

Unit LPH02 - Canyon Ranch South

LPH02 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11551831
 Status: Pending
 Size: 3,041 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$4,599,000
 List PPSF: \$1,512
 Valuated Price: \$3,111,000
 Valuated PPSF: \$1,395

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

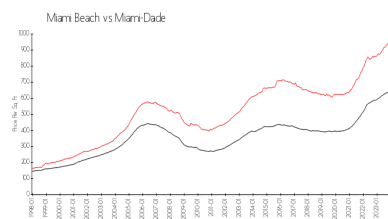
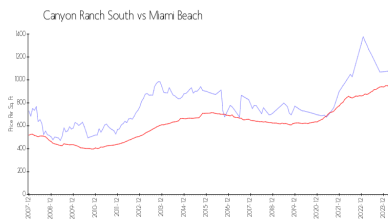
Building Association Information

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	22 days
Miami Beach	97 days
Miami-Dade	81 days