

Unit 804 - Canyon Ranch South

804 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11553463
Status:	Active
Size:	1,084 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,750,000
List PPSF:	\$1,614
Valuated Price:	\$1,385,000
Valuated PPSF:	\$1,278

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

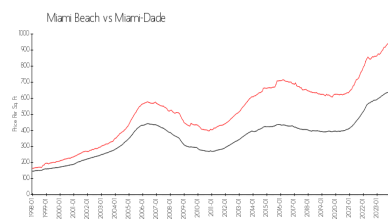
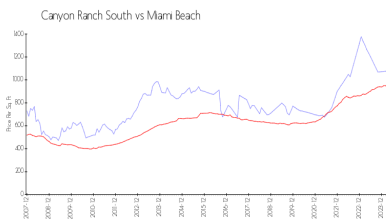
Building Association Information

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
Miami Beach
Miami-Dade

22 days
97 days
81 days