

# Unit 404 - Canyon Ranch North

404 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

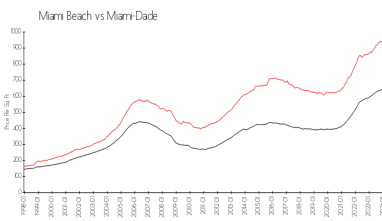
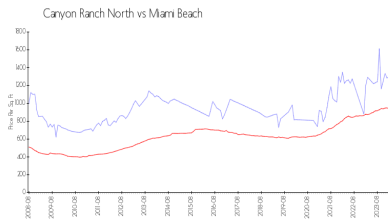
MLS Number: A11560237  
 Status: Active  
 Size: 3,105 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View, Direct Ocean  
 Rental Price: \$23,000  
 List PPSF: \$7  
 Valuated Price: \$3,605,000  
 Valuated PPSF: \$1,161

*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

## 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

