

# Unit 1104 - Canyon Ranch Carillon

1104 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11573886  
 Status: Active  
 Size: 1,103 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Valet Parking  
 View:  
 List Price: \$1,185,000  
 List PPSF: \$1,074  
 Valuated Price: \$926,000  
 Valuated PPSF: \$840

*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: 230  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

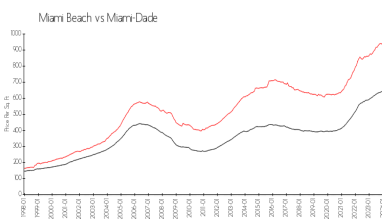
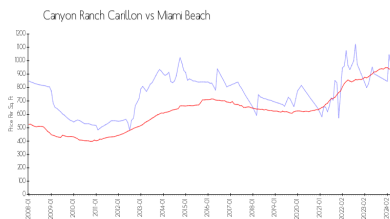
## Building Association Information

Canyon Ranch Living Miami Beach Condo Association Management Office  
 6801 Collins Ave Miami Beach FL 33140  
 305-514 7000

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
710	662 sq ft	Apr 2024	\$686,667	\$1,037
811	720 sq ft	Mar 2024	\$615,000	\$854
LPH04	1,103 sq ft	Feb 2024	\$850,000	\$771
1103	662 sq ft	Jan 2024	\$560,000	\$846
718	840 sq ft	Aug 2023	\$675,000	\$804

## Market Information



Canyon Ranch Carillon:	\$961/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Canyon Ranch Carillon: 9%  
 Miami Beach: 4%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Canyon Ranch Carillon	98 days
Miami Beach	97 days
Miami-Dade	81 days