

# Unit 1115 - Canyon Ranch Carillon

1115 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11130808  
 Status: Active  
 Size: 662 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$660,000  
 List PPSF: \$997  
 Valuated Price: \$741,000  
 Valuated PPSF: \$1,119

*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: 22  
 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: 3

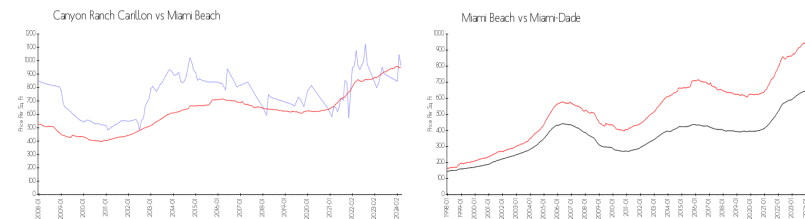
## Building Association Information

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: | \$952/sq. ft. |
| Miami Beach:           | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

Canyon Ranch Carillon: 10%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

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