

Unit 404 - Canyon Ranch North

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

Unit Information

MLS Number: A11449086
 Status: Active
 Size: 3,105 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$4,950,000
 List PPSF: \$1,594
 Valuated Price: \$3,408,000
 Valuated PPSF: \$1,098

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.

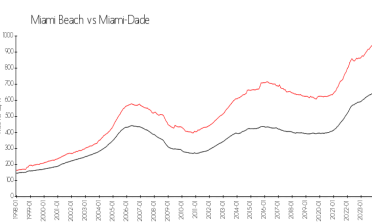
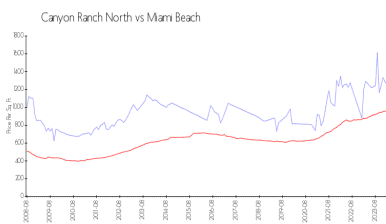
Building Information

Number of units: 207
 Number of active listings for rent: 15
 Number of active listings for sale: 12
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1008	1,290 sq ft	Feb 2024	\$1,900,000	\$1,473
1007	1,565 sq ft	Feb 2024	\$1,885,000	\$1,204
2004	820 sq ft	Jan 2024	\$775,000	\$945
1805	1,290 sq ft	Jan 2024	\$2,100,000	\$1,628
1403	1,280 sq ft	Nov 2023	\$1,137,777	\$889

Market Information



Canyon Ranch North:	\$1242/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Canyon Ranch North: 6%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Canyon Ranch North: 144 days
 Miami Beach: 98 days
 Miami-Dade: 81 days

