

# Unit 705 - Canyon Ranch South

705 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11468151
Status:	Active
Size:	1,420 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Parking-Under Building,Valet Parking
View:	
List Price:	\$1,575,000
List PPSF:	\$1,109
Valuated Price:	\$1,796,000
Valuated PPSF:	\$1,265

*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

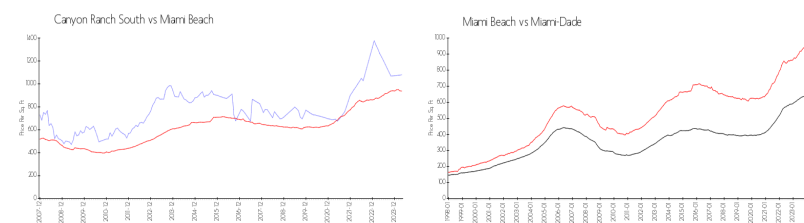
## Building Association Information

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%



Built in 2007 - 143 units - 20 floors

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

Canyon Ranch South	22 days
Miami Beach	97 days
Miami-Dade	81 days