

Unit 1509 - Canyon Ranch North

1509 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11483166
 Status: Active
 Size: 820 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$760,000
 List PPSF: \$927
 Valuated Price: \$786,000
 Valuated PPSF: \$959

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.

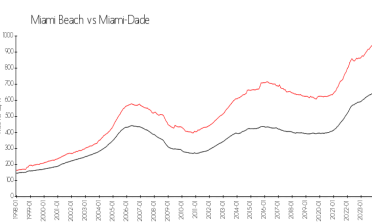
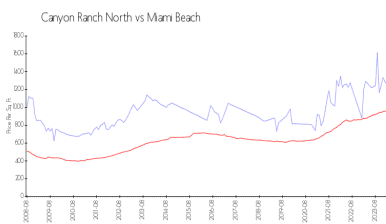
Building Information

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. |
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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

