

Unit PH17 - Canyon Ranch Carillon

PH17 - 6801 Collins Ave, Miami Beach, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11506143 |
| Status: | Active |
| Size: | 748 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$1,475,000 |
| List PPSF: | \$1,972 |
| Valuated Price: | \$1,221,000 |
| Valuated PPSF: | \$1,093 |

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

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|--|-----|
| 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 |

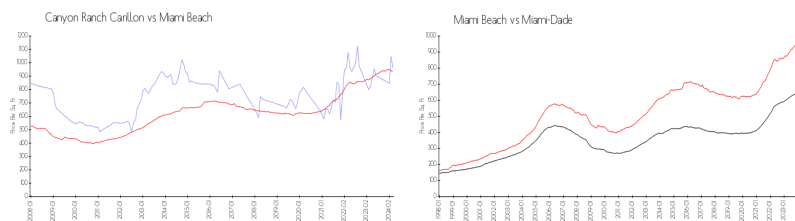
Building Association Information

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 |

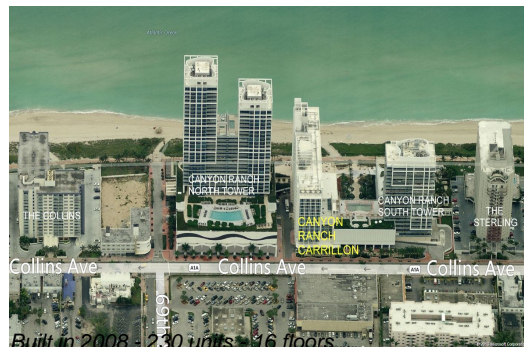
Market Information



| | | | |
|------------------------|---------------|--------------|---------------|
| 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 |