

Unit 2208 - Canyon Ranch North

2208 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11517528
Status:	Active
Size:	1,290 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$2,999,995
List PPSF:	\$2,326
Valuated Price:	\$1,792,000
Valuated PPSF:	\$1,389

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.

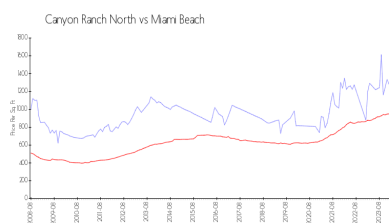
Building Information

Number of units:	207
Number of active listings for rent:	15
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

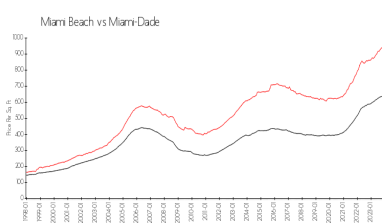
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	820 sq ft	May 2024	\$850,000	\$1,037
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

Market Information



Canyon Ranch North: \$1314/sq. ft.
Miami Beach: \$937/sq. ft.



Miami Beach: \$937/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Canyon Ranch North	5%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Canyon Ranch North	137 days
Miami Beach	97 days
Miami-Dade	81 days



Built in 2008 - 207 units - 34 floors