

# Unit PH04 - Canyon Ranch South

PH04 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11537168  
 Status: Active  
 Size: 1,105 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View, Direct Ocean, Water View  
 Rental Price: \$9,200  
 List PPSF: \$8  
 Valuated Price: \$1,379,000  
 Valuated PPSF: \$1,272

*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.*

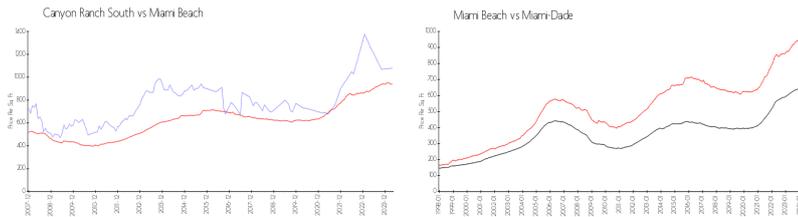
## Building Information

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

## 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%

## Avg. Time to Close Over Last 12 Months

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

