

# Unit 1801 - Canyon Ranch North

1801 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11539295  
 Status: Active  
 Size: 1,565 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$2,650,000  
 List PPSF: \$1,693  
 Valuated Price: \$2,318,000  
 Valuated PPSF: \$1,481

*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.*

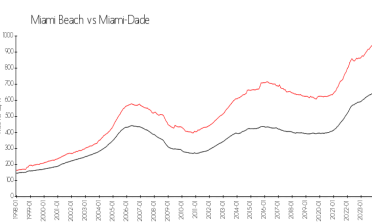
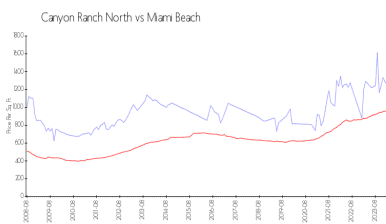
## Building Information

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.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## 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

