

# Unit LPH02 - Canyon Ranch South

LPH02 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11551831  
 Status: Active  
 Size: 3,041 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$4,599,000  
 List PPSF: \$1,512  
 Valuated Price: \$3,144,000  
 Valuated PPSF: \$1,410

*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: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

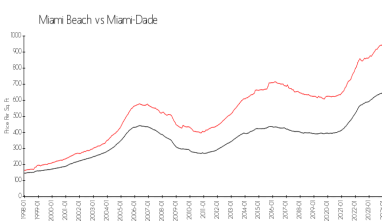
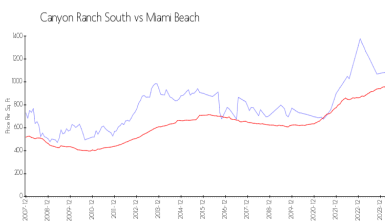
## Building Association Information

Ranch Canyon  
 6799 Collins Ave, Miami Beach, FL 33141  
 (786) 220-7093

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
902	1,387 sq ft	Apr 2024	\$1,875,000	\$1,352
1404	1,084 sq ft	Apr 2024	\$1,695,000	\$1,564
1602	1,425 sq ft	Oct 2023	\$1,725,000	\$1,211

## Market Information



Canyon Ranch South:	\$1091/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Canyon Ranch South: 7%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Canyon Ranch South  
Miami Beach  
Miami-Dade

31 days  
98 days  
81 days