

Unit 804 - Canyon Ranch South

804 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11553463
 Status: Active
 Size: 1,084 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,750,000
 List PPSF: \$1,614
 Valuated Price: \$1,400,000
 Valuated PPSF: \$1,292

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

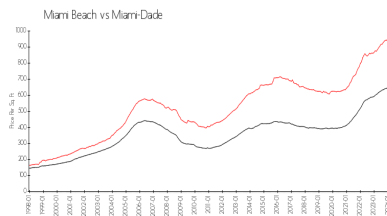
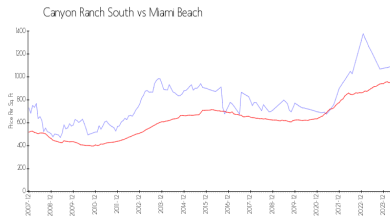
Building Association Information

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