

# Unit 605 - Canyon Ranch Carillon

605 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11586072  |
| Status:         | Active     |
| Size:           | 887 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$789,000  |
| List PPSF:      | \$890      |
| Valuated Price: | \$740,000  |
| Valuated PPSF:  | \$834      |

*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:                         | 230 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 19  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

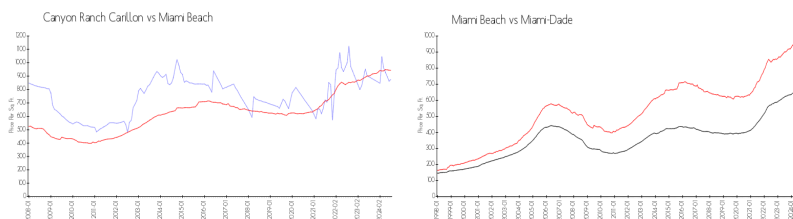
## Building Association Information

Canyon Ranch Living Miami Beach Condo Association Management Office  
6801 Collins Ave Miami Beach FL 33140  
305-514 7000

## Recent Sales

| Unit #         | Size        | Closing Date | Sale Price  | PPSF    |
|----------------|-------------|--------------|-------------|---------|
| 912 (910 deed) | 720 sq ft   | Sep 2024     | \$725,000   | \$1,007 |
| 505            | 1,181 sq ft | Jul 2024     | \$1,400,000 | \$1,185 |
| 710            | 662 sq ft   | Apr 2024     | \$686,667   | \$1,037 |
| 811            | 720 sq ft   | Mar 2024     | \$615,000   | \$854   |
| LPH04          | 1,103 sq ft | Feb 2024     | \$850,000   | \$771   |

## Market Information



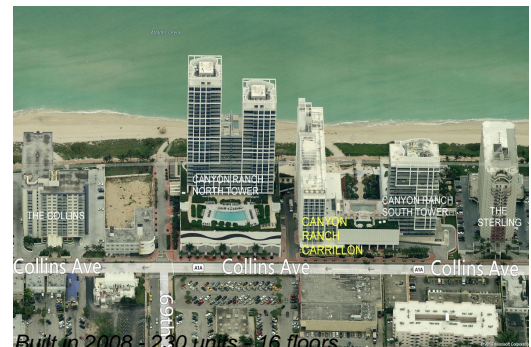
|                        |               |              |               |
|------------------------|---------------|--------------|---------------|
| Canyon Ranch Carillon: | \$877/sq. ft. | Miami Beach: | \$943/sq. ft. |
| Miami Beach:           | \$943/sq. ft. | Miami-Dade:  | \$696/sq. ft. |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Canyon Ranch Carillon | 8% |
| Miami Beach           | 4% |
| Miami-Dade            | 4% |

## Avg. Time to Close Over Last 12 Months

|                       |          |
|-----------------------|----------|
| Canyon Ranch Carillon | 103 days |
| Miami Beach           | 100 days |



Miami-Dade

85 days