

Unit 417 - Canyon Ranch Carillon

417 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11600488
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,100,000
List PPSF:	\$1,375
Valuated Price:	\$708,000
Valuated PPSF:	\$885

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

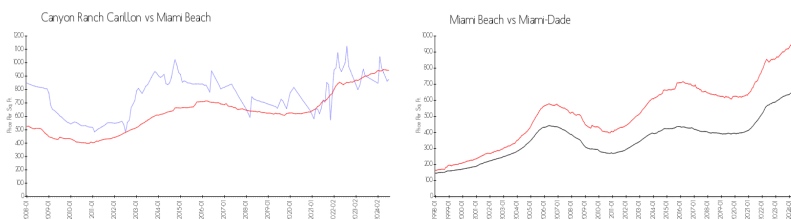
Building Association Information

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

