

# Unit 702 - Canyon Ranch South

702 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | A11602710               |
| Status:         | Active                  |
| Size:           | 2,229 Sq ft.            |
| Bedrooms:       | 3                       |
| Full Bathrooms: | 3                       |
| Half Bathrooms: | 1                       |
| Parking Spaces: | 1 Space,Covered Parking |
| View:           |                         |
| List Price:     | \$3,750,000             |
| List PPSF:      | \$1,682                 |
| Valuated Price: | \$1,917,000             |
| Valuated PPSF:  | \$1,382                 |

*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:      | 6   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 4   |

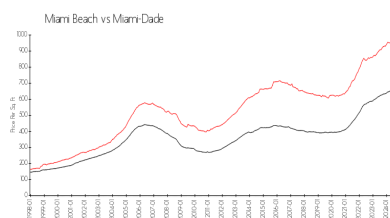
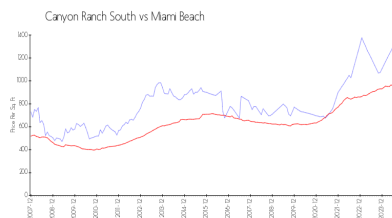
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1505   | 1,500 sq ft | Jul 2024     | \$1,800,000 | \$1,200 |
| LPH2   | 3,041 sq ft | Jun 2024     | \$3,750,000 | \$1,233 |
| 705    | 1,420 sq ft | May 2024     | \$1,250,000 | \$880   |
| PH04   | 1,105 sq ft | May 2024     | \$1,750,000 | \$1,584 |
| 902    | 1,387 sq ft | Apr 2024     | \$1,875,000 | \$1,352 |
| 1404   | 1,084 sq ft | Apr 2024     | \$1,695,000 | \$1,564 |

## Market Information



|                     |                |              |               |
|---------------------|----------------|--------------|---------------|
| Canyon Ranch South: | \$1299/sq. ft. | Miami Beach: | \$954/sq. ft. |
| Miami Beach:        | \$954/sq. ft.  | Miami-Dade:  | \$704/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Canyon Ranch South | 4% |
| Miami Beach        | 4% |
| Miami-Dade         | 3% |



**Avg. Time to Close Over Last 12 Months**

|                    |         |
|--------------------|---------|
| Canyon Ranch South | 77 days |
| Miami Beach        | 99 days |
| Miami-Dade         | 83 days |