

# Unit 312 - Canyon Ranch South

312 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11617116  
 Status: Active  
 Size: 1,035 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$949,000  
 List PPSF: \$917  
 Valuated Price: \$901,000  
 Valuated PPSF: \$871

*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

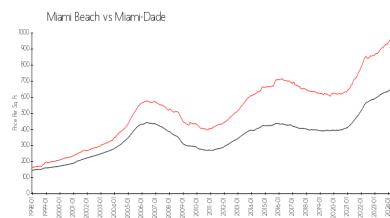
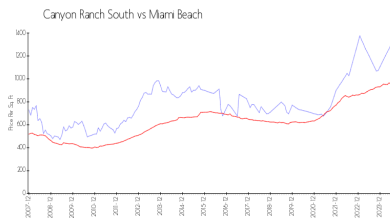
## Building Association Information

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