

# Unit 1509 - Canyon Ranch North

1509 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11619652  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$650,000  
 List PPSF: \$793  
 Valuated Price: \$878,000  
 Valuated PPSF: \$1,071

*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.*

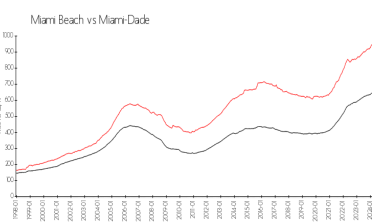
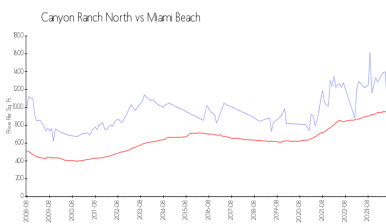
## Building Information

Number of units: 207  
 Number of active listings for rent: 15  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1209	820 sq ft	Jul 2024	\$640,000	\$780
404	3,105 sq ft	Jun 2024	\$4,400,000	\$1,417
1804	820 sq ft	Jun 2024	\$818,000	\$998
708	1,290 sq ft	May 2024	\$1,790,000	\$1,388
1604	820 sq ft	May 2024	\$850,000	\$1,037

## Market Information



Canyon Ranch North:	\$1388/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Canyon Ranch North: 5%  
 Miami Beach: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Canyon Ranch North: 79 days  
 Miami Beach: 100 days  
 Miami-Dade: 84 days

