

Unit 1402 - Canyon Ranch Carillon

1402 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11635245
 Status: Active
 Size: 1,223 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building,Valet Parking
 View:
 List Price: \$1,160,000
 List PPSF: \$948
 Valuated Price: \$782,000
 Valuated PPSF: \$639

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: 25
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

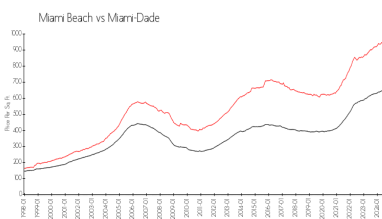
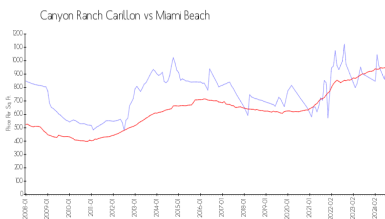
Building Association Information

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
1111	1,103 sq ft	Nov 2024	\$925,000	\$839
618	887 sq ft	Oct 2024	\$755,000	\$851
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

Market Information



Canyon Ranch Carillon:	\$994/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Canyon Ranch Carillon: 11%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Canyon Ranch Carillon: 100 days



Miami Beach
Miami-Dade

102 days
87 days