

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:	26
Building inventory for sale:	11%
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

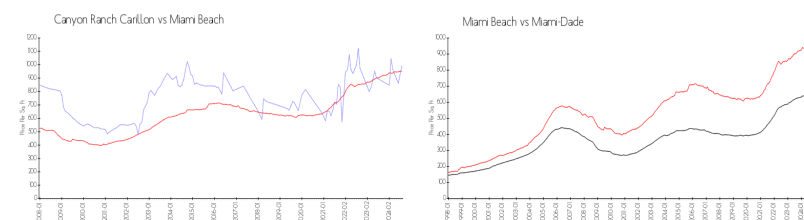
Building Association Information

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



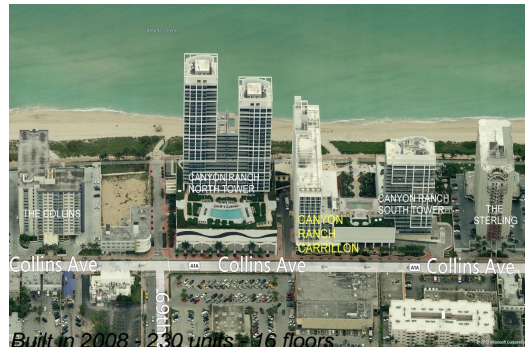
Canyon Ranch Carillon:	\$994/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

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