

Unit LPH02 - Canyon Ranch Carillon

LPH02 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11675961
 Status: Pending
 Size: 2,096 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$2,295,000
 List PPSF: \$1,095
 Valuated Price: \$743,000
 Valuated PPSF: \$608

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: 27
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

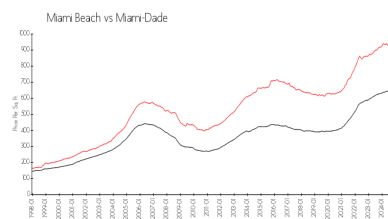
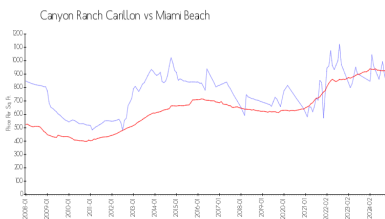
Building Association Information

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
718(Door 705)	887 sq ft	Dec 2024	\$775,000	\$874
1002 (Door #1011)	662 sq ft	Dec 2024	\$580,000	\$876
517	662 sq ft	Nov 2024	\$457,000	\$690
1111	1,103 sq ft	Nov 2024	\$925,000	\$839
618	887 sq ft	Oct 2024	\$755,000	\$851

Market Information



Canyon Ranch Carillon:	\$935/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Canyon Ranch Carillon: 12%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Canyon Ranch Carillon: 117 days



Miami Beach
Miami-Dade

103 days
90 days