

# Unit 708 - Canyon Ranch North

708 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

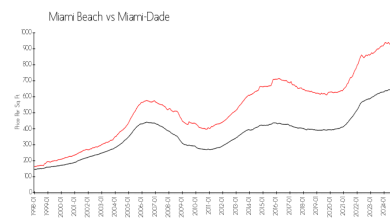
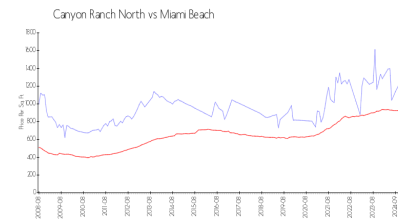
MLS Number: A11678668  
 Status: Active  
 Size: 1,290 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Ocean View, Direct Ocean  
 Rental Price: \$10,000  
 List PPSF: \$8  
 Valuated Price: \$1,486,000  
 Valuated PPSF: \$1,152

*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: 17  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Market Information



|                     |                |              |               |
|---------------------|----------------|--------------|---------------|
| Canyon Ranch North: | \$1265/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:        | \$939/sq. ft.  | Miami-Dade:  | \$688/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Canyon Ranch North | 8% |
| Miami Beach        | 5% |
| Miami-Dade         | 5% |

## Avg. Time to Close Over Last 12 Months

|                    |          |
|--------------------|----------|
| Canyon Ranch North | 117 days |
| Miami Beach        | 103 days |
| Miami-Dade         | 90 days  |

