

Unit 1602 - Canyon Ranch South

1602 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11683698
Status:	Active
Size:	1,387 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,899,000
List PPSF:	\$1,369
Valuated Price:	\$1,857,000
Valuated PPSF:	\$1,339

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:	143
Number of active listings for rent:	11
Number of active listings for sale:	13
Building inventory for sale:	9%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

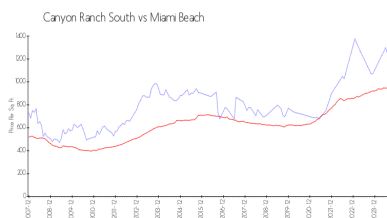
Building Association Information

Ranch Canyon
6799 Collins Ave, Miami Beach, FL 33141
(786) 220-7093

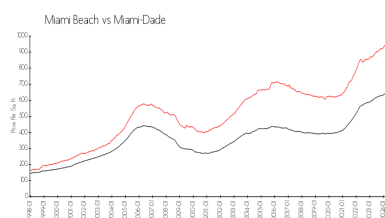
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,500 sq ft	Jul 2024	\$1,800,000	\$1,200
LPB2	3,041 sq ft	Jun 2024	\$3,750,000	\$1,233
705	1,420 sq ft	May 2024	\$1,250,000	\$880
PH04	1,105 sq ft	May 2024	\$1,750,000	\$1,584
902	1,387 sq ft	Apr 2024	\$1,875,000	\$1,352
1404	1,084 sq ft	Apr 2024	\$1,695,000	\$1,564

Market Information



Canyon Ranch South: \$1150/sq. ft.
Miami Beach: \$951/sq. ft.



Miami Beach: \$951/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Canyon Ranch South	9%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Canyon Ranch South	83 days
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Built in 2007 - 143 units - 20 floors

Miami Beach
Miami-Dade

102 days
86 days