

# 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

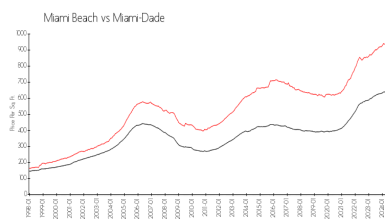
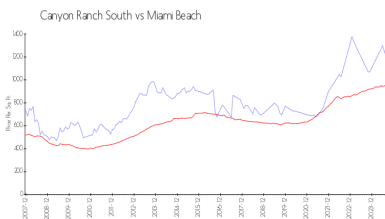
## Building Association Information

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
LP#2	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



Miami Beach  
Miami-Dade

102 days  
86 days