

# Unit 1604 - Canyon Ranch South

1604 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11683841  
 Status: Active  
 Size: 1,105 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$9,500  
 List PPSF: \$9  
 Valuated Price: \$1,556,000  
 Valuated PPSF: \$1,435

*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.*

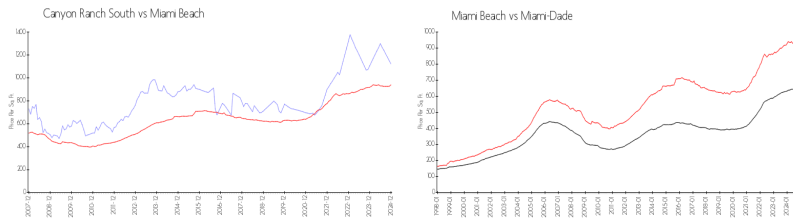
## Building Information

Number of units: 143  
 Number of active listings for rent: 11  
 Number of active listings for sale: 12  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

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

## Market Information



Canyon Ranch South:	\$1118/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Canyon Ranch South: 8%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Canyon Ranch South: 83 days  
 Miami Beach: 103 days  
 Miami-Dade: 90 days

