

Unit LPH05 - Canyon Ranch South

LPH05 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11694464
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,150,000
List PPSF:	\$1,433
Valuated Price:	\$1,910,000
Valuated PPSF:	\$1,345

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:	15
Building inventory for sale:	10%
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

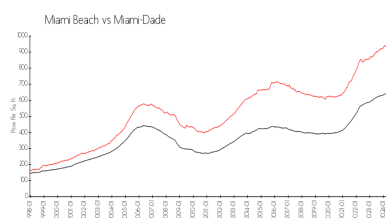
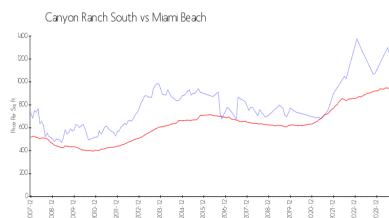
Building Association Information

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
LPH2	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	10%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Canyon Ranch South	83 days
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Miami Beach
Miami-Dade

102 days
87 days