

# Unit 711 - Canyon Ranch Carillon

711 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11697243  
 Status: Active  
 Size: 662 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$525,000  
 List PPSF: \$793  
 Valuated Price: \$493,000  
 Valuated PPSF: \$745

*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: 230  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

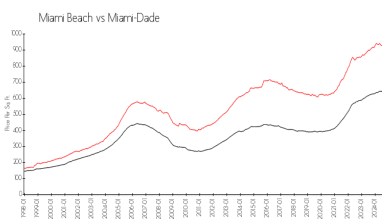
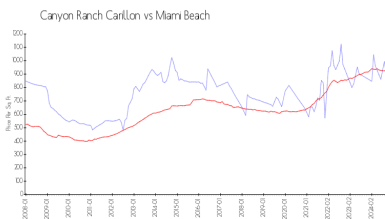
## Building Association Information

Canyon Ranch Living Miami Beach Condo Association Management Office  
 6801 Collins Ave Miami Beach FL 33140  
 305-514 7000

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002 (Door #1011)	662 sq ft	Dec 2024	\$580,000	\$876
517	662 sq ft	Nov 2024	\$457,000	\$690
1111	1,103 sq ft	Nov 2024	\$925,000	\$839
618	887 sq ft	Oct 2024	\$755,000	\$851
912 (910 deed)	720 sq ft	Sep 2024	\$725,000	\$1,007

## Market Information



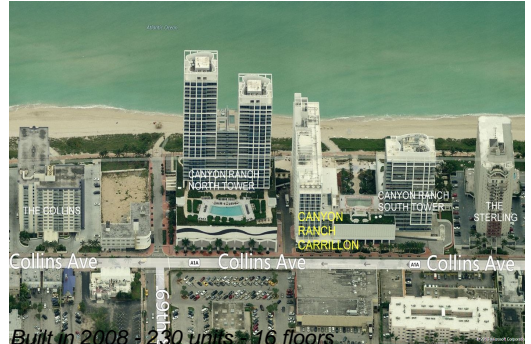
Canyon Ranch Carillon:	\$846/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Canyon Ranch Carillon: 11%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Canyon Ranch Carillon: 119 days



Miami Beach  
Miami-Dade

104 days  
88 days