

Unit 604 - Canyon Ranch Carillon

604 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11697268
Status:	Active
Size:	717 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$525,000
List PPSF:	\$732
Valuated Price:	\$549,000
Valuated PPSF:	\$704

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

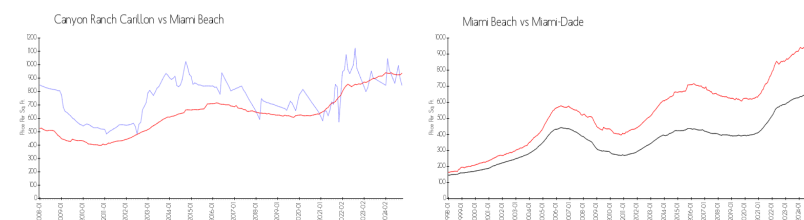
Building Association Information

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



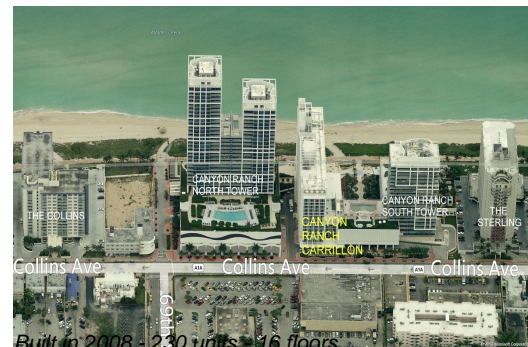
Canyon Ranch Carillon:	\$846/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

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
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Miami Beach
Miami-Dade

104 days
89 days