

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

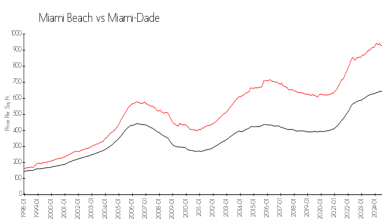
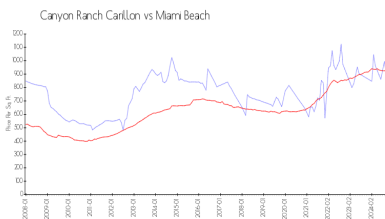
Building Association Information

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



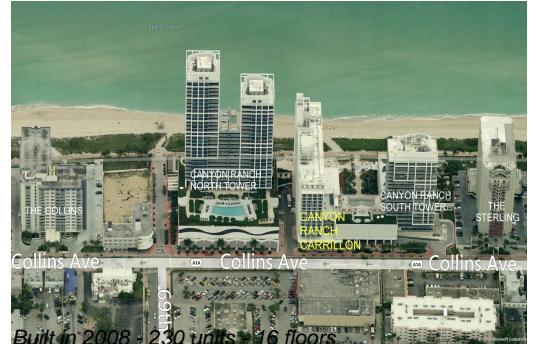
Canyon Ranch Carillon:	\$846/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

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



Miami Beach
Miami-Dade

104 days
88 days