

# Unit 2804 - Canyon Ranch North

2804 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11698436  
 Status: Active  
 Size: 2,150 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$3,950,000  
 List PPSF: \$1,837  
 Valuated Price: \$3,305,000  
 Valuated PPSF: \$1,537

*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.*

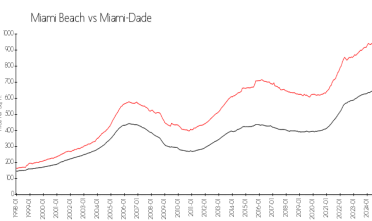
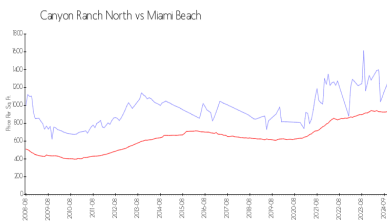
## Building Information

Number of units: 207  
 Number of active listings for rent: 15  
 Number of active listings for sale: 14  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	2,050 sq ft	Oct 2024	\$2,700,000	\$1,317
606/607	3,615 sq ft	Sep 2024	\$3,650,000	\$1,010
1209	820 sq ft	Jul 2024	\$640,000	\$780
404	3,105 sq ft	Jun 2024	\$4,400,000	\$1,417
1804	820 sq ft	Jun 2024	\$818,000	\$998

## Market Information



Canyon Ranch North:	\$1261/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Canyon Ranch North: 7%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Canyon Ranch North: 101 days  
 Miami Beach: 104 days  
 Miami-Dade: 88 days

