

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.

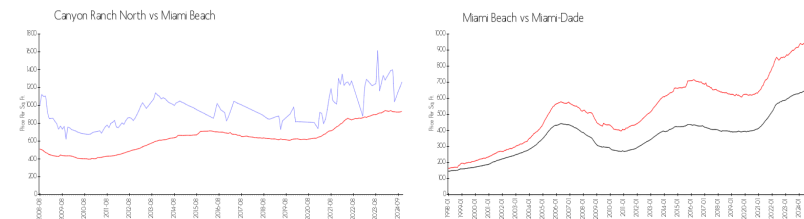
Building Information

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	89 days

