

Unit 2603 - Canyon Ranch North

2603 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11701360
 Status: Active
 Size: 1,375 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$1,850,000
 List PPSF: \$1,345
 Valuated Price: \$1,492,000
 Valuated PPSF: \$1,085

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.

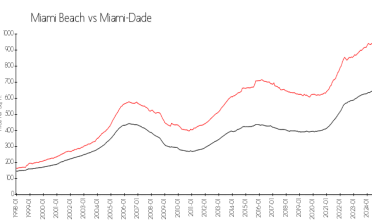
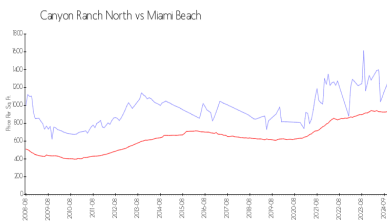
Building Information

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

