

# Unit 1704 - Canyon Ranch North

1704 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11733330
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$850,000
List PPSF:	\$1,037
Valuated Price:	\$760,000
Valuated PPSF:	\$927

*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.*

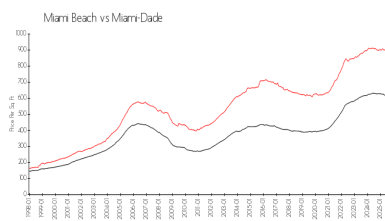
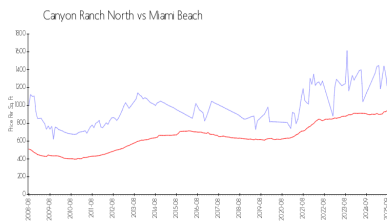
## Building Information

Number of units:	207
Number of active listings for rent:	15
Number of active listings for sale:	16
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1204	820 sq ft	Dec 2025	\$785,000	\$957
801	1,565 sq ft	Oct 2025	\$2,100,000	\$1,342
3504	2,670 sq ft	Sep 2025	\$5,400,000	\$2,022
2804	2,150 sq ft	Aug 2025	\$3,530,000	\$1,642
603	1,280 sq ft	Jul 2025	\$1,300,000	\$1,016

## Market Information



Canyon Ranch North:	\$1115/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Canyon Ranch North	8%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Canyon Ranch North	93 days
Miami Beach	94 days
Miami-Dade	77 days

