

Unit 2004 - Canyon Ranch North

2004 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11834235
 Status: Active
 Size: 820 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$850,000
 List PPSF: \$1,037
 Valuated Price: \$783,000
 Valuated PPSF: \$955

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.

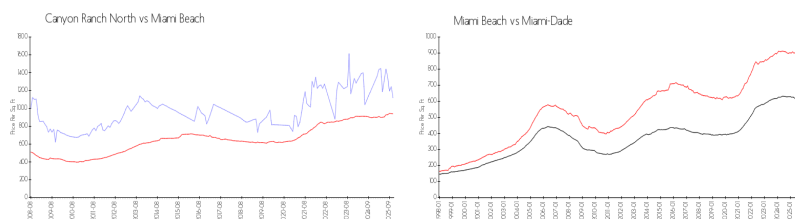
Building Information

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



Built in 2008 - 207 units - 34 floors