

Unit 109 - Canyon Ranch South

109 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11846011
 Status: Active
 Size: 871 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,None,Valet Parking
 View:
 List Price: \$499,000
 List PPSF: \$573
 Valuated Price: \$576,000
 Valuated PPSF: \$661

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: 143
 Number of active listings for rent: 11
 Number of active listings for sale: 12
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

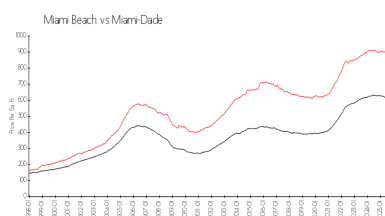
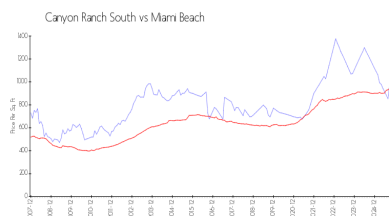
Ranch Canyon
 6799 Collins Ave, Miami Beach, FL 33141
 (786) 220-7093

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	871 sq ft	Nov 2025	\$635,000	\$729
1005	1,420 sq ft	Sep 2025	\$1,550,000	\$1,092
CPH04	1,084 sq ft	Sep 2025	\$1,400,000	\$1,292
1601	800 sq ft	Sep 2025	\$560,000	\$700
1704	1,084 sq ft	Aug 2025	\$1,200,000	\$1,107

Market Information



Canyon Ranch South:	\$947/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Canyon Ranch South: 8%
 Miami Beach: 4%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Canyon Ranch South	112 days
Miami Beach	94 days
Miami-Dade	77 days