

Unit 1409 - Canyon Ranch Carillon

1409 - 6801 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11858316
Status:	Active
Size:	993 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$995,000
List PPSF:	\$1,002
Valuated Price:	\$657,000
Valuated PPSF:	\$662

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:	230
Number of active listings for rent:	0
Number of active listings for sale:	30
Building inventory for sale:	13%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

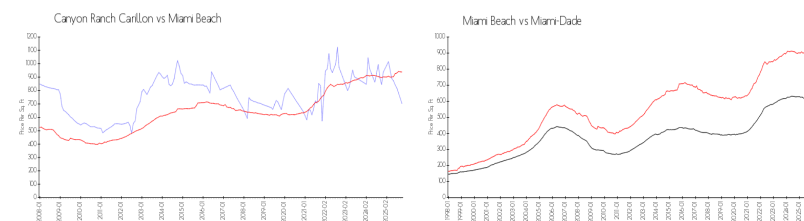
Canyon Ranch Living Miami Beach Condo Association Management Office
6801 Collins Ave Miami Beach FL 33140
305-514 7000

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	717 sq ft	Aug 2025	\$530,000	\$739
LP12(Door 01/02)	2,096 sq ft	Jun 2025	\$2,050,000	\$978
1108	993 sq ft	Apr 2025	\$899,000	\$905
717	800 sq ft	Apr 2025	\$915,000	\$1,144
PH07(Door PH12)	1,103 sq ft	Mar 2025	\$1,275,000	\$1,156

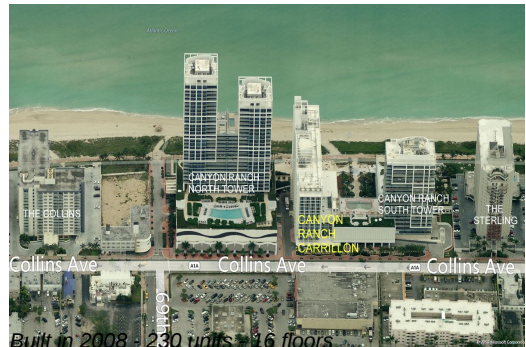
Market Information



Canyon Ranch	\$701/sq. ft.	Miami Beach:	\$939/sq. ft.
Carillon:			
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Canyon Ranch Carillon	13%
Miami Beach	4%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Canyon Ranch Carillon	76 days
Miami Beach	94 days
Miami-Dade	77 days