

Unit 3404 - Canyon Ranch North

3404 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11893975
Status:	Active
Size:	2,670 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$5,390,000
List PPSF:	\$2,019
Valuated Price:	\$3,855,000
Valuated PPSF:	\$1,444

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.

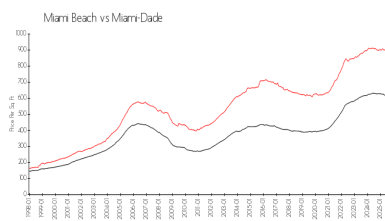
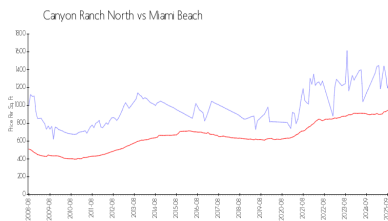
Building Information

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

