

Unit LPH04 - Canyon Ranch South

LPH04 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11914944 |
| Status: | Active |
| Size: | 1,084 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,499,000 |
| List PPSF: | \$1,383 |
| Valuated Price: | \$1,200,000 |
| Valuated PPSF: | \$1,107 |

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

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|--|-----|
| 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

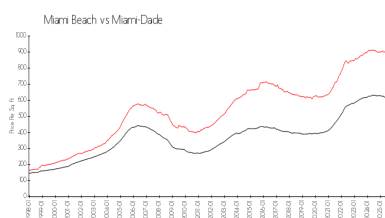
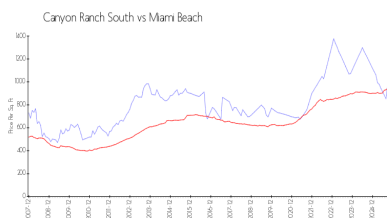
Ranch Canyon
6799 Collins Ave, Miami Beach, FL 33141
(786) 220-7093

<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



Built in 2007 - 143 units - 20 floors

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