

# Unit 1602 - Canyon Ranch South

1602 - 6799 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11917678
Status:	Active
Size:	1,387 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$1,775,000
List PPSF:	\$1,280
Valuated Price:	\$1,529,000
Valuated PPSF:	\$1,102

*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

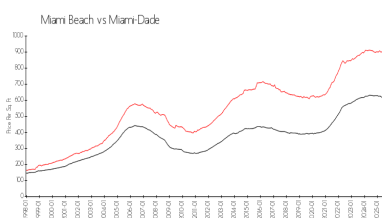
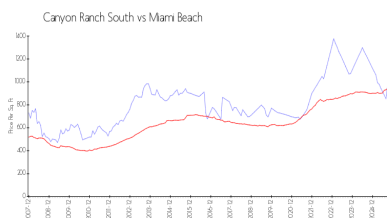
Ranch Canyon  
6799 Collins Ave, Miami Beach, FL 33141  
(786) 220-7093

<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



Built in 2007 - 143 units - 20 floors

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