

Unit 908 - Canyon Ranch North

908 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: F10435763
 Status: Active
 Size: 1,290 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View: Ocean View
 List Price: \$1,850,000
 List PPSF: \$1,434
 Valuated Price: \$1,574,000
 Valuated PPSF: \$1,220

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.



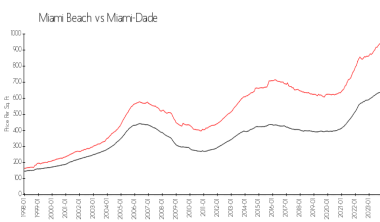
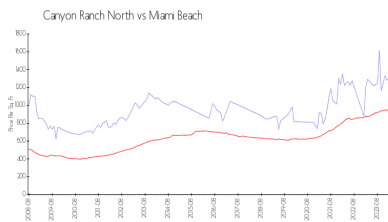
Building Information

Number of units: 207
 Number of active listings for rent: 15
 Number of active listings for sale: 11
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	820 sq ft	May 2024	\$850,000	\$1,037
1008	1,290 sq ft	Feb 2024	\$1,900,000	\$1,473
1007	1,565 sq ft	Feb 2024	\$1,885,000	\$1,204
2004	820 sq ft	Jan 2024	\$775,000	\$945
1805	1,290 sq ft	Jan 2024	\$2,100,000	\$1,628

Market Information



Canyon Ranch North:	\$1314/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Canyon Ranch North: 5%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Canyon Ranch North: 137 days
 Miami Beach: 97 days
 Miami-Dade: 81 days