

Unit 2707 - Canyon Ranch North

2707 - 6899 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: F10468200
 Status: Active
 Size: 2,436 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View: Bay, Direct Ocean, Pool Area View
 List Price: \$3,350,000
 List PPSF: \$1,375
 Valuated Price: \$3,573,000
 Valuated PPSF: \$1,467

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.



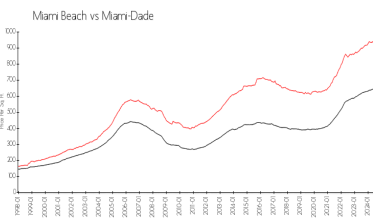
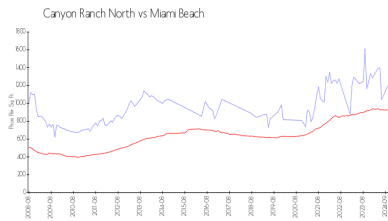
Building Information

Number of units: 207
 Number of active listings for rent: 15
 Number of active listings for sale: 18
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	2,050 sq ft	Oct 2024	\$2,700,000	\$1,317
606/607	3,615 sq ft	Sep 2024	\$3,650,000	\$1,010
1209	820 sq ft	Jul 2024	\$640,000	\$780
404	3,105 sq ft	Jun 2024	\$4,400,000	\$1,417
1804	820 sq ft	Jun 2024	\$818,000	\$998

Market Information



Canyon Ranch North:	\$1265/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Canyon Ranch North: 9%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Canyon Ranch North: 117 days
 Miami Beach: 104 days
 Miami-Dade: 90 days