



Canyon Ranch

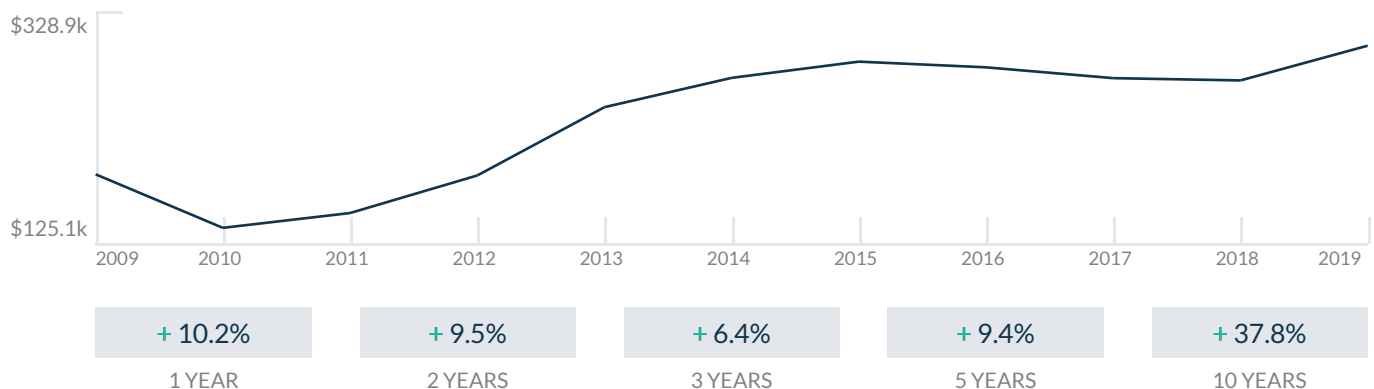
6801 Collins Ave
Miami Beach, FL 33141

Every month we compile this comprehensive market report focus on Canyon Ranch in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website canyonranchcondosforsale.com.

Property Stats

POSTAL CODE 33141

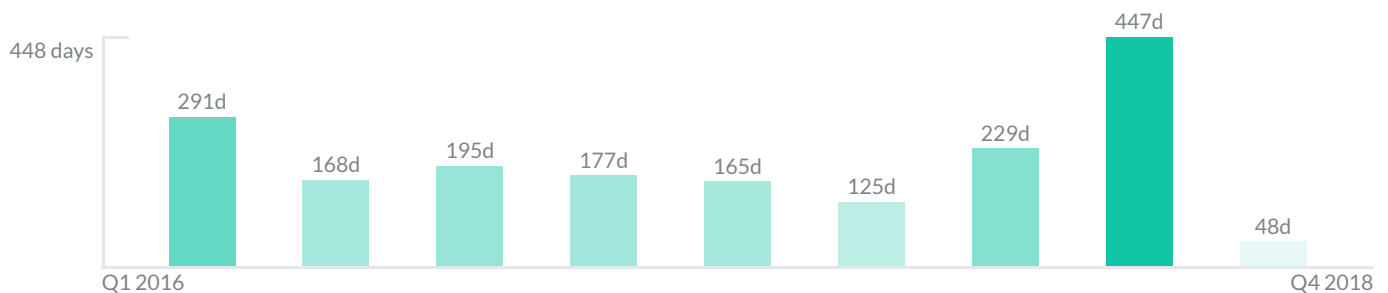
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

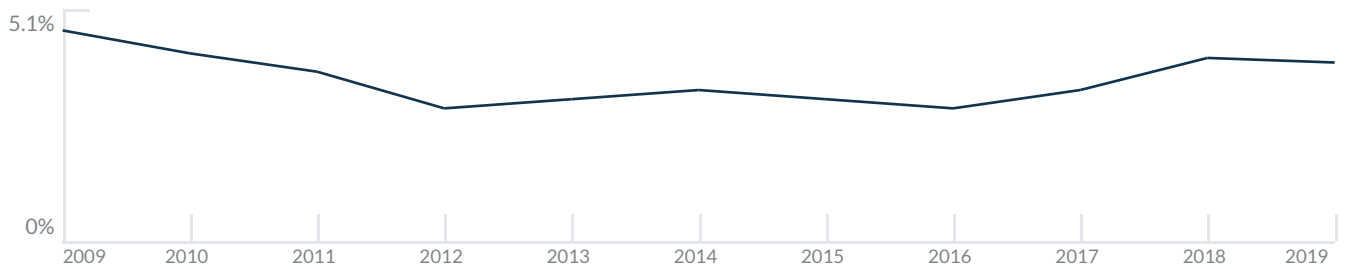
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL
Mater Academy Miami Beach
8/10

MIDDLE SCHOOL
Miami Arts Charter School
10/10

HIGH SCHOOL
North Miami Senior High School
3/10

Insights

IN CANYON RANCH

Below the average listing prices of available unit per property type.

1 BED

\$621,000
AVERAGE PRICE

14 FOR SALE
12 FOR RENT

2 BEDS

\$1,089,000
AVERAGE PRICE

21 FOR SALE
11 FOR RENT

-3.9% to 5%

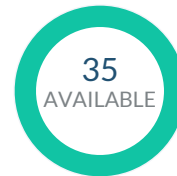
CAP RATE

Yearly net income when rent

2.8%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Canyon Ranch



\$975,000



UNIT LPH14

SOLD | JUL 2018



\$454,000



UNIT 915

SOLD | JUL 2015



\$4,200



UNIT LPH09

RENTED | MAR 2019



\$4,500



UNIT PH15

RENTED | NOV 2018



\$3,800



UNIT 516

RENTED | SEP 2018



\$6,000



UNIT 1209

RENTED | OCT 2018

Sold

LAST 20 PROPERTIES SOLD IN CANYON RANCH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1017	\$995,000	1/1	\$1,243.8	800	Oct 2018	48
LPH15	\$399,000	1/1	\$602.7	662	Sep 2018	342
806	\$445,000	1/1	\$576.4	772	Sep 2018	221
407	\$420,000	1/1	\$544.0	772	Jul 2018	126
516	\$460,000	1/1	\$547.6	840	Jul 2018	1100
708	\$420,000	1/1	\$544.0	772	Jun 2018	48
1008	\$547,500	1/1	\$763.6	717	Apr 2018	626
CR301	\$395,000	1/1	\$452.5	873	Apr 2018	14
LPH16	\$530,000	1/1	\$626.5	846	Mar 2018	14
608	\$660,000	1/1	\$920.5	717	Jan 2018	31
402	\$385,000	1/1	\$441.0	873	Jan 2018	31
416	\$420,000	1/1	\$544.0	772	Jan 2018	197
1213	\$405,000	1/1	\$463.9	873	Jan 2018	234
520	\$560,000	1/1	\$777.8	720	Jan 2018	245
PH 07	\$499,000	1/1	\$542.4	920	Sep 2017	267
LPH1	\$1,695,000	3/3	\$808.7	2,096	Jul 2017	63
909	\$715,000	2/2	\$740.9	965	Apr 2017	177
1408	\$699,000	1/1	\$970.8	720	Oct 2016	278
1408	\$1,190,000	2/2	\$1,101.9	1,080	Oct 2016	111
1210	\$1,149,000	2/2	\$957.5	1,200	Jun 2016	176

Rented

LAST 20 PROPERTIES RENTED IN CANYON RANCH

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
LPH09	\$4,200	2/2	\$3.9	1,080	Apr 2019	36
PH15	\$4,500	1/1	\$6.8	662	Mar 2019	115
516	\$3,800	1/1	\$4.9	772	Jan 2019	115
1209	\$6,000	2/2	\$5.6	1,080	Dec 2018	36
1403	\$3,700	1/1	\$5.1	720	Nov 2018	252
703	\$2,500	1/1	\$3.8	662	Nov 2018	51
PH04	\$5,200	2/2	\$4.3	1,200	Nov 2018	76
PH11	\$3,700	1/1	\$5.1	720	Nov 2018	35
417	\$5,000	1/1	\$5.6	900	Nov 2018	575
1214	\$6,000	2/2	\$5.4	1,103	Oct 2018	134
1216	\$7,200	2/2	\$6.4	1,117	Jul 2018	227
7504	\$1,200	0/1	\$2.9	416	Jul 2018	114
1111	\$3,000	1/1	\$4.5	662	Jun 2018	29
1203	\$3,100	1/1	\$4.3	720	May 2018	120
1415	\$3,100	1/1	\$4.7	662	May 2018	249
1407	\$4,000	1/1	\$4.6	871	Apr 2018	182
1104	\$6,500	2/2	\$5.8	1,117	Apr 2018	653
LPH02	\$3,750	1/1	\$5.7	662	Mar 2018	63
718	\$3,750	1/1	\$4.5	840	Jan 2018	100
PH15	\$4,500	1/1	\$6.8	662	Dec 2017	48

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
N/A	\$1,499,000	2/2	\$1,249.2	1200	Mar 2015	N/A
CPH12	\$1,175,000	2/2	\$1,065.3	1103	Apr 2017	N/A
PH6	\$925,000	2/2	\$770.8	1200	Aug 2017	JANE SILVERS...
LPH12	\$1,000,000	2/2	\$906.6	1103	Nov 2017	LOUIS L CERU...
CR-622	\$1,395,000	2/2	\$1,085.6	1285	Mar 2018	YOEL HALLER...
CPH12	\$5,250/mth	2/2	\$4.8	1103	May 2018	N/A
LPH17	\$4,500/mth	1/1	\$6.0	748	Jul 2018	WENDY APPE...
LPH17	\$995,000	1/1	\$1,330.2	748	Aug 2018	WENDY APPE...
CPH14	\$1,225,000	2/2	\$1,110.6	1103	Aug 2018	WENDY APPE...
CL16	\$2,300,000	2/2	\$1,888.3	1218	Oct 2018	N/A
CL16	\$15,000/mth	2/2	\$12.3	1218	Oct 2018	N/A
PH17	\$4,950/mth	1/1	\$6.6	748	Nov 2018	N/A
C1411	\$3,300/mth	1/1	\$5.0	662	Nov 2018	N/A
LPH05	\$3,950/mth	2/2	\$2.7	1445	Feb 2019	N/A
LPH09	\$795,000	2/2	\$736.1	1080	Mar 2019	N/A
LPH08	\$4,250/mth	1/1	\$5.9	720	Mar 2019	N/A
LPH08	\$650,000	1/1	\$902.8	720	Mar 2019	N/A
LPH11	\$549,000	1/1	\$829.3	662	Apr 2019	N/A
LPH11	\$3,800/mth	1/1	\$5.7	662	Apr 2019	N/A
PH11	\$3,500/mth	1/1	\$4.9	720	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
301	\$697,000	2/2	\$785.8	887	Sep 2016	LAWRENCE T...
301	\$4,900/mth	2/2	\$5.5	887	Dec 2017	LAWRENCE T...
412	\$475,000	1/1	\$717.5	662	Jan 2019	N/A
417	\$5,000/mth	1/1	\$5.6	900	Feb 2019	N/A
516	\$4,000/mth	1/1	\$5.2	772	Mar 2019	N/A
522	\$10,000/mth	2/2	\$8.5	1181	Nov 2015	N/A
522	\$1,785,000	2/2	\$1,511.4	1181	Nov 2015	N/A
612	\$3,300/mth	1/1	\$4.6	720	Apr 2019	N/A
615	\$425,000	1/1	\$486.8	873	Oct 2018	N/A
615	\$3,250/mth	1/1	\$3.7	873	Jan 2019	N/A
618	\$585,000	1/1	\$757.8	772	Oct 2015	N/A
701/7...	\$4,000/mth	2/2	\$4.5	887	Jul 2017	N/A
701/7...	\$685,000	2/2	\$772.3	887	Feb 2018	N/A
705	\$815,000	2/2	\$918.8	887	Oct 2018	N/A
717	\$975,000	1/1	\$1,218.8	800	Sep 2018	N/A
722	\$1,445,000	2/2	\$1,223.5	1181	Oct 2018	N/A
805	\$700,000	2/2	\$732.2	956	Oct 2017	DOUGLAS SC...
812	\$10,000/mth	1/1	\$13.9	717	Nov 2018	N/A
814	\$764,800	2/2	\$729.8	1048	Apr 2018	BALLIRAM M...
815	\$650,000	1/1	\$981.9	662	Oct 2015	N/A

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
909	\$699,000	2/2	\$647.2	1080	Nov 2018	N/A
917	\$970,000	1/1	\$1,212.5	800	Feb 2016	N/A
1004	\$874,000	2/2	\$834.0	1048	May 2018	N/A
1008...	\$445,000	1/1	\$576.4	772	Oct 2018	N/A
1011	\$499,000	1/1	\$753.8	662	Oct 2018	N/A
1102	\$6,200/mth	2/2	\$4.7	1325	Mar 2019	N/A
1109	\$895,000	2/2	\$828.7	1080	Jul 2018	LARA SHRIFT...
1111	\$529,900	1/1	\$800.5	662	Jun 2018	MARY KAY SL...
1111	\$3,200/mth	1/1	\$4.8	662	Sep 2018	N/A
1112	\$5,500/mth	2/2	\$5.0	1103	Jan 2019	N/A
1117	\$1,430,000	2/2	\$1,280.2	1117	Dec 2018	N/A
1203...	\$449,000	1/1	\$678.2	662	Jul 2018	N/A
1216	\$7,000/mth	2/2	\$6.3	1117	Dec 2018	N/A
1405	\$775,000	2/2	\$717.6	1080	Jul 2018	DS MIA BCH L...
1407	\$499,000	1/1	\$589.8	846	May 2018	N/A
1409	\$4,900/mth	2/2	\$4.9	993	Feb 2019	N/A
1410	\$990,000	2/2	\$897.6	1103	May 2018	N/A
1410	\$7,000/mth	2/2	\$6.3	1103	May 2018	N/A