

# Unit 509 - Waves

509 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11444564
Status:	Active
Size:	1,560 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,100,000
List PPSF:	\$1,346
Valuated Price:	\$1,562,000
Valuated PPSF:	\$1,001

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:	107
Number of active listings for rent:	4
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

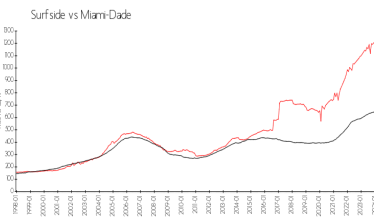
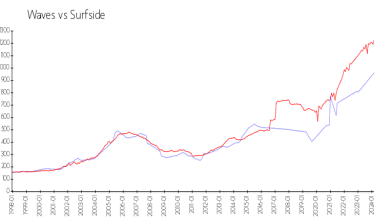
## Building Association Information

The Waves Condominium Association  
(305) 865-0744

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,640 sq ft	Mar 2024	\$1,550,000	\$945
406	1,510 sq ft	Aug 2023	\$870,000	\$576

## Market Information



Waves:	\$896/sq. ft.	Surfside:	\$1138/sq. ft.
Surfside:	\$1138/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Waves	5%
Surfside	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Waves	151 days
Surfside	91 days
Miami-Dade	81 days



Built in 1991 - 107 units - 13 floors