

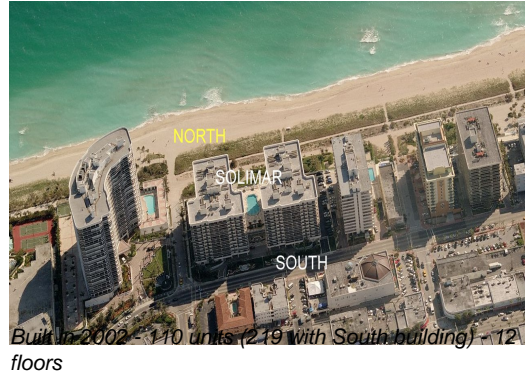
# Unit N2-G - Solimar North

N2-G - 9595 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11468388
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Other Parking,Valet Parking
View:	
List Price:	\$1,250,000
List PPSF:	\$833
Valuated Price:	\$1,305,000
Valuated PPSF:	\$870

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:	110
Number of active listings for rent:	13
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

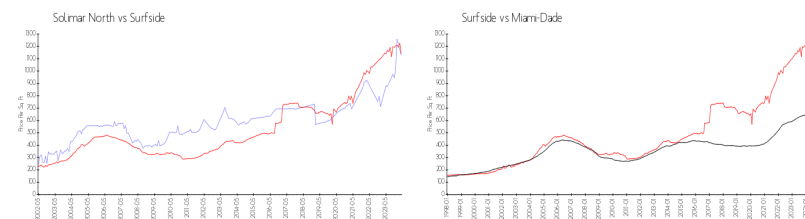
## Building Association Information

Solimar Condominium Association  
(305) 866-0595

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N11H	1,980 sq ft	Jan 2024	\$2,200,000	\$1,111
N7-G	1,500 sq ft	Dec 2023	\$1,155,000	\$770
N3-I	1,750 sq ft	Nov 2023	\$1,500,000	\$857
N3-J	1,650 sq ft	Nov 2023	\$1,250,000	\$758
NPHG	1,500 sq ft	Jun 2023	\$1,230,000	\$820

## Market Information



Solimar North:	\$1131/sq. ft.	Surfside:	\$1138/sq. ft.
Surfside:	\$1138/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Solimar North	3%
Surfside	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Solimar North  
Surfside  
Miami-Dade

51 days  
91 days  
81 days