

# Unit 7B - Mirage

7B - 8925 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11487034
Status:	Active
Size:	1,690 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,889,000
List PPSF:	\$1,709
Valuated Price:	\$1,353,000
Valuated PPSF:	\$801

*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:	99
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

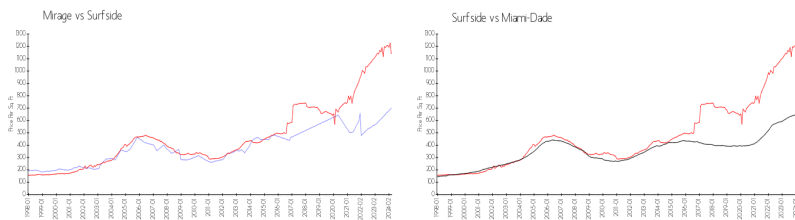
## Building Association Information

Mirage Condominium Association, Inc  
(305) 864-1940

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9J	1,600 sq ft	Jan 2024	\$980,000	\$613
6H	2,030 sq ft	Dec 2023	\$2,050,000	\$1,010
9F	1,690 sq ft	Nov 2023	\$980,000	\$580

## Market Information



Mirage:	\$700/sq. ft.	Surfside:	\$1138/sq. ft.
Surfside:	\$1138/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Mirage	8%
Surfside	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Mirage	108 days
Surfside	91 days

