

Unit 6E - Champlain Tower East

6E - 8855 Collins Ave, Surfside, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11507245 |
| Status: | Active |
| Size: | 1,150 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$599,000 |
| List PPSF: | \$521 |
| Valuated Price: | \$579,000 |
| Valuated PPSF: | \$503 |



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: | 0 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

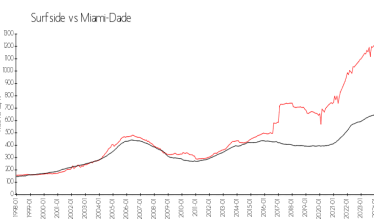
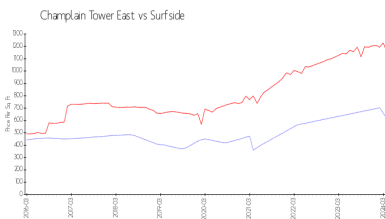
Building Association Information

Champlain Towers East Condo
 Address: 8855 Collins Ave,
 Surfside, FL 33154
 Phone: +1 305-866-1210

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 10C | 1,500 sq ft | Feb 2024 | \$1,200,000 | \$800 |
| 11E | 1,150 sq ft | Dec 2023 | \$575,000 | \$500 |
| 11H | 1,480 sq ft | May 2023 | \$925,000 | \$625 |

Market Information



| | | | |
|-----------------------|----------------|-------------|----------------|
| Champlain Tower East: | \$614/sq. ft. | Surfside: | \$1138/sq. ft. |
| Surfside: | \$1138/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|----------------------|----|
| Champlain Tower East | 8% |
| Surfside | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

Champlain Tower East
Surfside
Miami-Dade

51 days
91 days
81 days