

# Unit 104 - Ocean 91

104 - 9156 Collins Ave, Surfside, FL, Miami-Dade 33154

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11511412                                |
| Status:         | Active                                   |
| Size:           | 800 Sq ft.                               |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$401,999                                |
| List PPSF:      | \$502                                    |
| Valuated Price: | \$353,000                                |
| Valuated PPSF:  | \$441                                    |

*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:                         | 42 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 4  |
| Building inventory for sale:             | 9% |
| Number of sales over the last 12 months: | 1  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

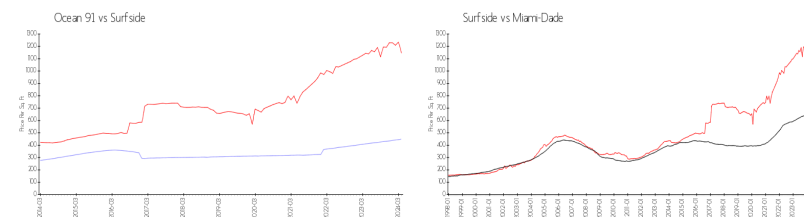
## Building Association Information

Ocean 91 Condominium Association  
Address: 9156 Collins Ave,  
Surfside, FL 33154  
Phone: +1 305-868-0893

## Recent Sales

| Unit #    | Size      | Closing Date | Sale Price | PPSF  |
|-----------|-----------|--------------|------------|-------|
| Unit #406 | 770 sq ft | Apr 2024     | \$410,000  | \$532 |

## Market Information



|           |                |             |                |
|-----------|----------------|-------------|----------------|
| Ocean 91: | \$450/sq. ft.  | Surfside:   | \$1147/sq. ft. |
| Surfside: | \$1147/sq. ft. | Miami-Dade: | \$694/sq. ft.  |

## Inventory for Sale

|            |     |
|------------|-----|
| Ocean 91   | 10% |
| Surfside   | 5%  |
| Miami-Dade | 3%  |

## Avg. Time to Close Over Last 12 Months

|          |          |
|----------|----------|
| Ocean 91 | 211 days |
|----------|----------|



Surfside  
Miami-Dade

90 days  
81 days