

# Unit N5-B - Solimar North

N5-B - 9595 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11512929
Status:	Active
Size:	2,750 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$3,799,000
List PPSF:	\$1,381
Valuated Price:	\$3,923,000
Valuated PPSF:	\$1,427

*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

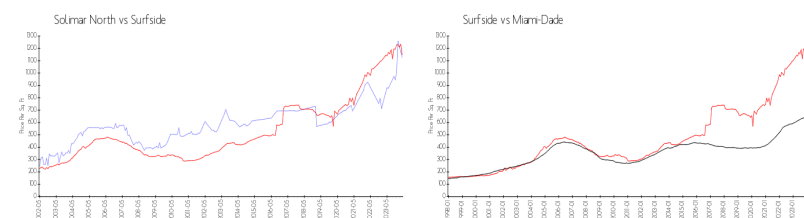
## Building Association Information

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

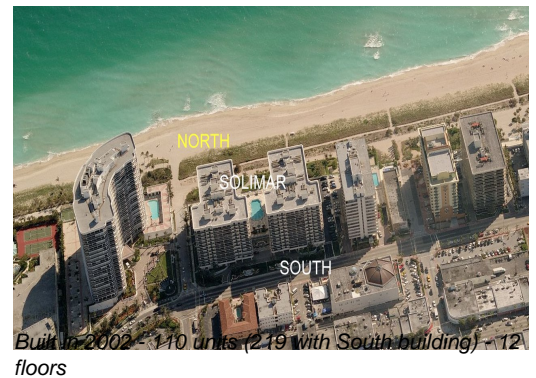


Solimar North:	\$1125/sq. ft.	Surfside:	\$1147/sq. ft.
Surfside:	\$1147/sq. ft.	Miami-Dade:	\$694/sq. ft.

## 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  
90 days  
81 days