

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: | \$3,944,000 |
| Valuated PPSF: | \$1,434 |

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

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|--|-----|
| 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: | 7 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 0 |

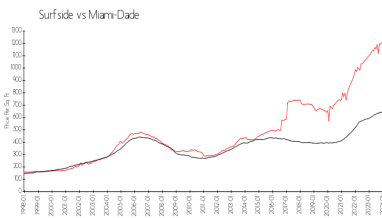
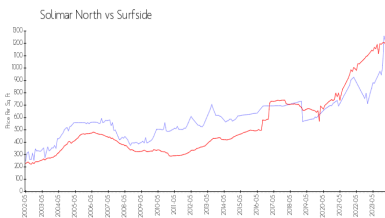
Building Association Information

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

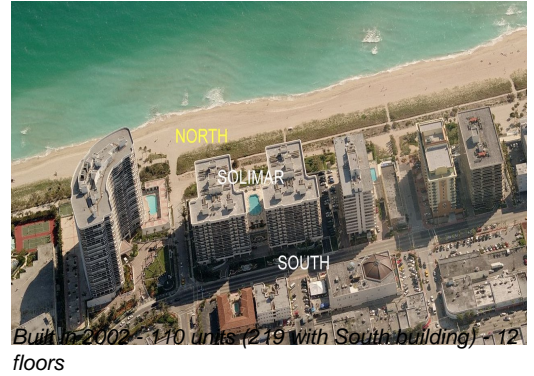


| | | | |
|----------------|----------------|-------------|----------------|
| Solimar North: | \$1131/sq. ft. | Surfside: | \$1138/sq. ft. |
| Surfside: | \$1138/sq. ft. | Miami-Dade: | \$698/sq. ft. |

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