

Unit 12E - Champlain Tower East

12E - 8855 Collins Ave, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11524361
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$580,000
List PPSF:	\$504
Valuated Price:	\$615,000
Valuated PPSF:	\$535



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

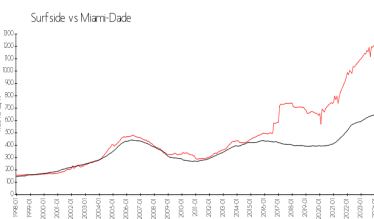
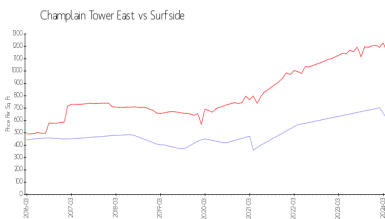
Building Association Information

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