

# Unit PH-6 - Waves

PH-6 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11534154  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$890,000  
 List PPSF: \$795  
 Valuated Price: \$989,000  
 Valuated PPSF: \$883

*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: 107  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

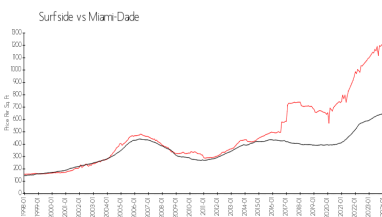
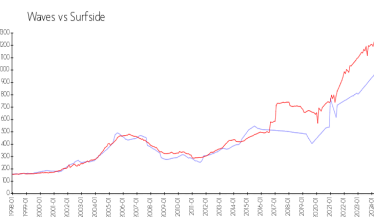
## Building Association Information

The Waves Condominium Association  
 (305) 865-0744

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,640 sq ft	Mar 2024	\$1,550,000	\$945
406	1,510 sq ft	Aug 2023	\$870,000	\$576

## Market Information



Waves: \$896/sq. ft.      Surfside: \$1138/sq. ft.  
 Surfside: \$1138/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Waves: 5%  
 Surfside: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Waves: 151 days  
 Surfside: 91 days  
 Miami-Dade: 81 days

