

Unit 1201 - Waves

1201 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

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|-----------------|--|
| MLS Number: | A11549152 |
| Status: | Active |
| Size: | 2,520 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$2,349,000 |
| List PPSF: | \$932 |
| Valuated Price: | \$2,104,000 |
| Valuated PPSF: | \$835 |



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: | 107 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 5% |
| 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 |

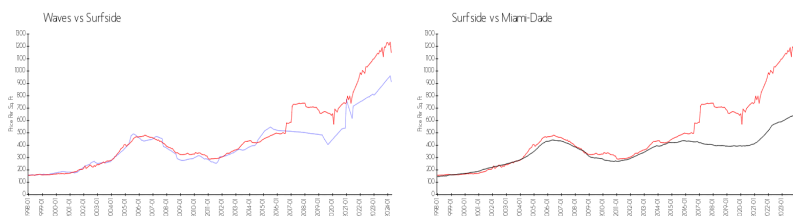
Building Association Information

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: | \$914/sq. ft. | Surfside: | \$1147/sq. ft. |
| Surfside: | \$1147/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

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|------------|----|
| Waves | 6% |
| Surfside | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

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|----------|----------|
| Waves | 151 days |
| Surfside | 90 days |

