

Unit 805 - Waves

805 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11557056
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,580,000
List PPSF:	\$1,046
Valuated Price:	\$1,118,000
Valuated PPSF:	\$740

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:	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

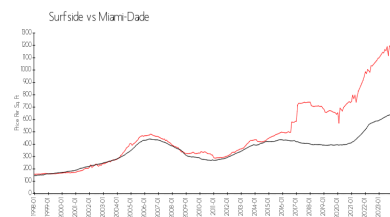
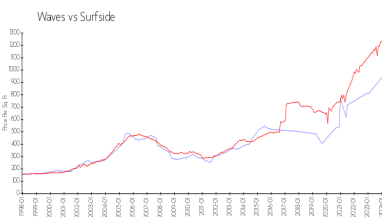
Building Association Information

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

Waves	6%
Surfside	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Waves	151 days
Surfside	90 days
Miami-Dade	81 days

