

# Unit 12G - Champlain Tower East

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

## Unit Information

MLS Number: A11560579  
 Status: Active  
 Size: 2,270 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Valet Parking  
 View:  
 List Price: \$2,275,000  
 List PPSF: \$1,002  
 Valuated Price: \$1,416,000  
 Valuated PPSF: \$624

*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

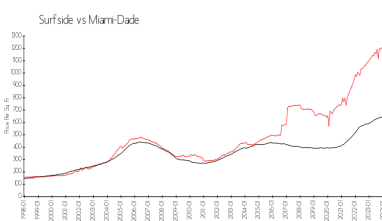
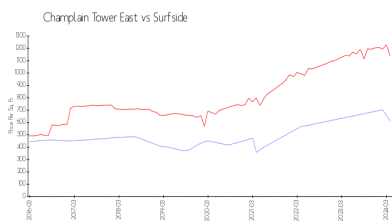
## Building Association Information

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	51 days
Surfside	91 days
Miami-Dade	81 days