

Unit N7-I - Solimar North

N7-I - 9595 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number: A11599964
 Status: Active
 Size: 1,750 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,999,000
 List PPSF: \$1,142
 Valuated Price: \$1,527,000
 Valuated PPSF: \$873

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: 110
 Number of active listings for rent: 13
 Number of active listings for sale: 6
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

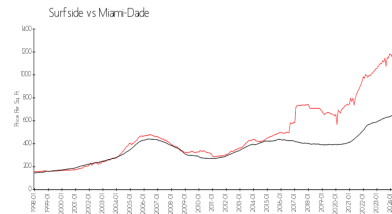
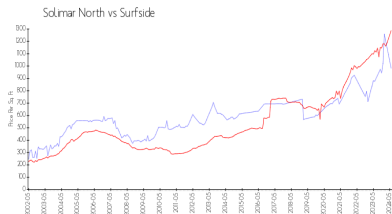
Building Association Information

Solimar Condominium Association
 (305) 866-0595

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N11H	1,980 sq ft	Jan 2024	\$2,200,000	\$1,111
N7-G	1,500 sq ft	Dec 2023	\$1,155,000	\$770
N3-I	1,750 sq ft	Nov 2023	\$1,500,000	\$857
N3-J	1,650 sq ft	Nov 2023	\$1,250,000	\$758

Market Information



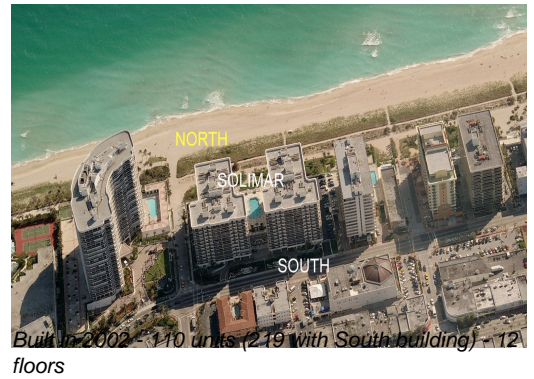
Solimar North: \$981/sq. ft. Surfside: \$1289/sq. ft.
 Surfside: \$1289/sq. ft. Miami-Dade: \$704/sq. ft.

Inventory for Sale

Solimar North: 5%
 Surfside: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Solimar North: 50 days



Surfside
Miami-Dade

108 days
83 days