

Unit 806 - Waves

806 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11600086
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,650,000
List PPSF:	\$1,093
Valuated Price:	\$1,503,000
Valuated PPSF:	\$995

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:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

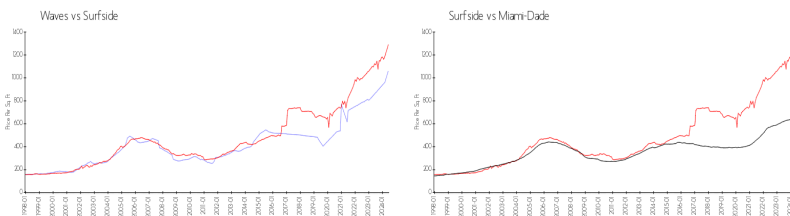
Building Association Information

The Waves Condominium Association
(305) 865-0744

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
509	1,560 sq ft	Jun 2024	\$1,850,000	\$1,186
404	1,640 sq ft	Mar 2024	\$1,550,000	\$945
406	1,510 sq ft	Aug 2023	\$870,000	\$576

Market Information



Waves:	\$1061/sq. ft.	Surfside:	\$1289/sq. ft.
Surfside:	\$1289/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Waves	7%
Surfside	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Waves	176 days
Surfside	108 days



