

# Unit N8-I - Solimar North

N8-I - 9595 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11600510  
 Status: Active  
 Size: 1,750 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking  
 View:  
 List Price: \$1,999,000  
 List PPSF: \$1,142  
 Valuated Price: \$1,542,000  
 Valuated PPSF: \$881

*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

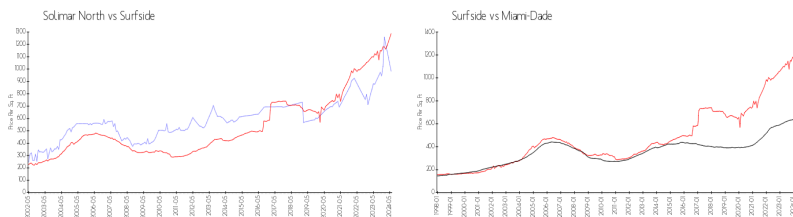
## Building Association Information

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

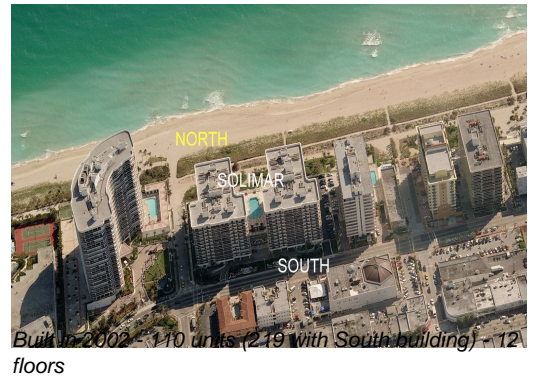


Solimar North: \$981/sq. ft.  
 Surfside: \$1289/sq. ft.  
 Surfside: \$1289/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Solimar North  
Surfside  
Miami-Dade

50 days  
108 days  
83 days