

Unit N7-F - Solimar North

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

Unit Information

MLS Number:	A11603586
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$890,000
List PPSF:	\$706
Valuated Price:	\$1,000,000
Valuated PPSF:	\$794

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

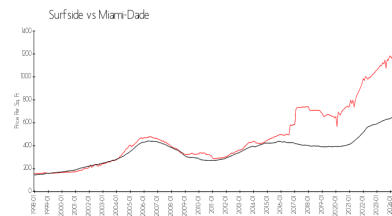
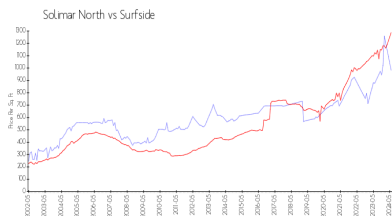
Building Association Information

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



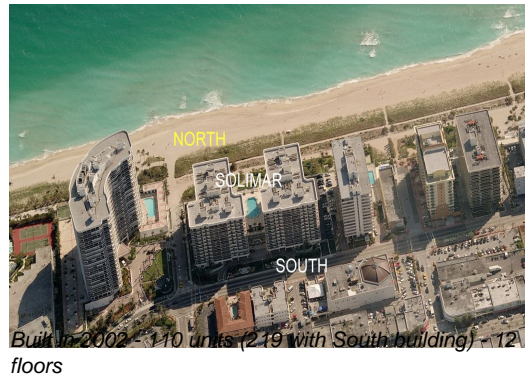
Solimar North:	\$981/sq. ft.	Surfside:	\$1289/sq. ft.
Surfside:	\$1289/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Solimar North	50 days
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Surfside
Miami-Dade

108 days
83 days