

Unit 301 - Waves

301 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number: A11620829
 Status: Active
 Size: 1,260 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$869,000
 List PPSF: \$690
 Valuated Price: \$970,000
 Valuated PPSF: \$770

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: 11
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

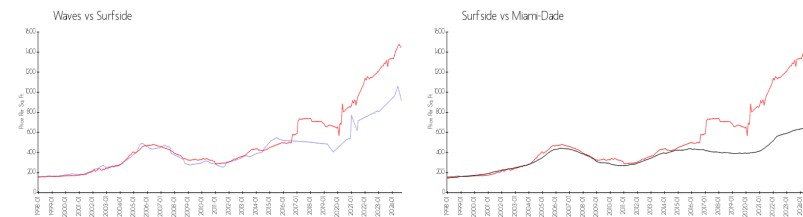
Building Association Information

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 |

Market Information



| | | | |
|-----------|----------------|-------------|----------------|
| Waves: | \$922/sq. ft. | Surfside: | \$1441/sq. ft. |
| Surfside: | \$1441/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Waves: 10%
 Surfside: 8%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Waves: 201 days
 Surfside: 116 days
 Miami-Dade: 86 days

