

# Unit 9D - Mirage

9D - 8925 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11623431    |
| Status:         | Active       |
| Size:           | 1,410 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$850,000    |
| List PPSF:      | \$603        |
| Valuated Price: | \$992,000    |
| Valuated PPSF:  | \$704        |

*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:                         | 99 |
| Number of active listings for rent:      | 4  |
| Number of active listings for sale:      | 6  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 0  |

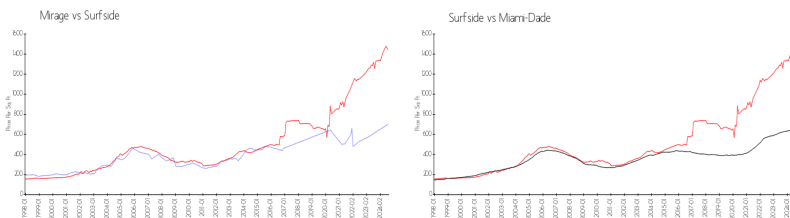
## Building Association Information

Mirage Condominium Association, Inc  
(305) 864-1940

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 5G     | 1,740 sq ft | Jun 2024     | \$930,000   | \$534   |
| 2J     | 1,600 sq ft | May 2024     | \$995,000   | \$622   |
| 9J     | 1,600 sq ft | Jan 2024     | \$980,000   | \$613   |
| 6H     | 2,030 sq ft | Dec 2023     | \$2,050,000 | \$1,010 |
| 9F     | 1,690 sq ft | Nov 2023     | \$980,000   | \$580   |

## Market Information



|           |                |             |                |
|-----------|----------------|-------------|----------------|
| Mirage:   | \$703/sq. ft.  | Surfside:   | \$1441/sq. ft. |
| Surfside: | \$1441/sq. ft. | Miami-Dade: | \$694/sq. ft.  |

## Inventory for Sale

|            |    |
|------------|----|
| Mirage     | 6% |
| Surfside   | 8% |
| Miami-Dade | 4% |

## Avg. Time to Close Over Last 12 Months

|            |          |
|------------|----------|
| Mirage     | 69 days  |
| Surfside   | 116 days |
| Miami-Dade | 86 days  |

