

Unit 305 - Waves

305 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11661263
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,290,000
List PPSF:	\$854
Valuated Price:	\$1,073,000
Valuated PPSF:	\$711

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

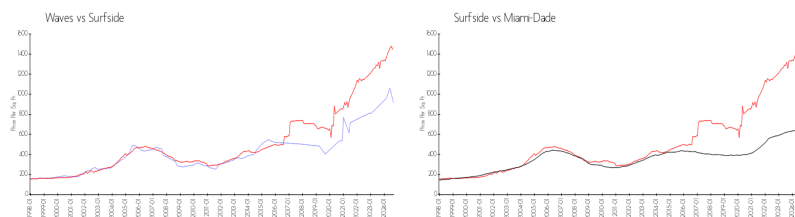
Building Association Information

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



Built in 1991 - 107 units - 13 floors