

# Unit 5G - Champlain Tower East

5G - 8855 Collins Ave, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11670667
Status:	Active
Size:	2,270 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,525,000
List PPSF:	\$672
Valuated Price:	\$1,340,000
Valuated PPSF:	\$590

*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:	0
Number of active listings for sale:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

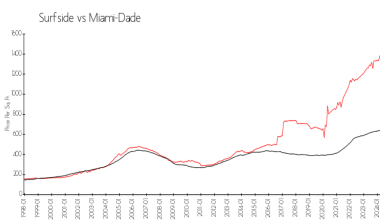
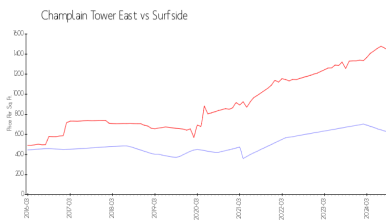
## Building Association Information

Champlain Towers East Condo  
 Address: 8855 Collins Ave,  
 Surfside, FL 33154  
 Phone: +1 305-866-1210

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5G	2,270 sq ft	Jun 2024	\$1,025,000	\$452
10C	1,500 sq ft	Feb 2024	\$1,200,000	\$800
11E	1,150 sq ft	Dec 2023	\$575,000	\$500

## Market Information



Champlain Tower East:	\$623/sq. ft.	Surfside:	\$1441/sq. ft.
Surfside:	\$1441/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Champlain Tower East	8%
Surfside	8%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Champlain Tower East	57 days
Surfside	116 days
Miami-Dade	86 days

