

Unit N8-C - Solimar North

N8-C - 9595 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11778359
Status:	Active
Size:	1,740 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$1,499,000
List PPSF:	\$861
Valuated Price:	\$1,395,000
Valuated PPSF:	\$802

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:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

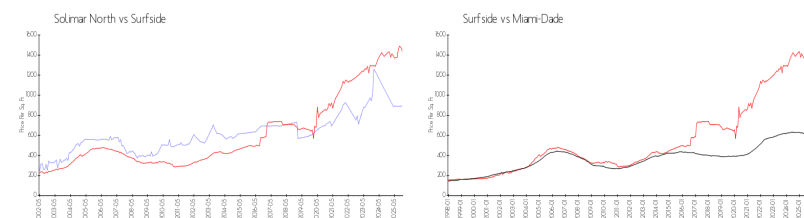
Solimar Condominium Association
(305) 866-0595

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N9-A	2,790 sq ft	Nov 2025	\$3,180,000	\$1,140
N4-C	1,740 sq ft	Sep 2025	\$1,100,000	\$632
N5-J	1,650 sq ft	Jul 2025	\$1,100,100	\$667
N5-E	2,210 sq ft	Jun 2025	\$2,100,000	\$950
N5-B	2,750 sq ft	May 2025	\$3,100,000	\$1,127

Market Information



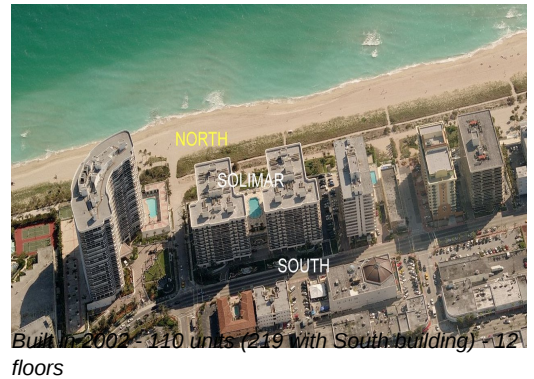
Solimar North:	\$892/sq. ft.	Surfside:	\$1439/sq. ft.
Surfside:	\$1439/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Solimar North	5%
Surfside	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Solimar North	198 days
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Surfside
Miami-Dade

112 days
77 days