

Unit 603 - Waves

603 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number: A11794202
Status: Active
Size: 1,170 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space
View:
List Price: \$1,050,000
List PPSF: \$897
Valuated Price: \$908,000
Valuated PPSF: \$776

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: 5
Building inventory for sale: 4%
Number of sales over the last 12 months: 3
Number of sales over the last 6 months: 2
Number of sales over the last 3 months: 1

Building Association Information

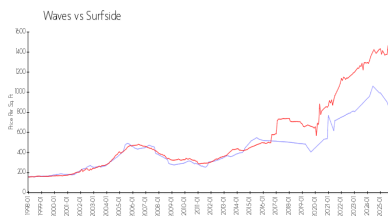
The Waves Condominium Association
(305) 865-0744

<https://>

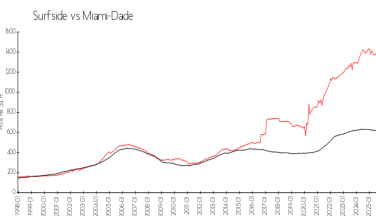
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,260 sq ft	Oct 2025	\$762,500	\$605
610	1,260 sq ft	Jul 2025	\$999,000	\$793
805	1,510 sq ft	Jan 2025	\$1,215,000	\$805

Market Information



Waves: \$844/sq. ft.
Surfside: \$1439/sq. ft.



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

Inventory for Sale

Waves: 5%
Surfside: 5%
Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Waves: 97 days
Surfside: 112 days
Miami-Dade: 77 days



Built in 1991 - 107 units - 13 floors