

Unit 809 - Waves

809 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number: A11824901
Status: Active
Size: 1,560 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: 1 Space
View:
List Price: \$2,599,999
List PPSF: \$1,667
Valuated Price: \$1,516,000
Valuated PPSF: \$972

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: 6
Building inventory for sale: 5%
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

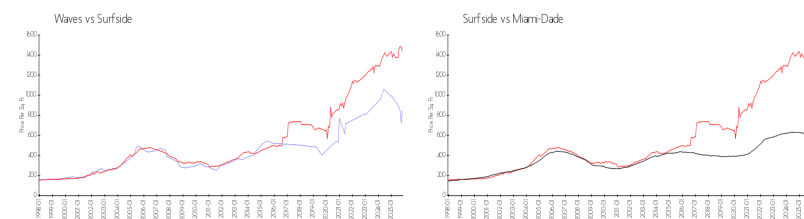
The Waves Condominium Association
(305) 865-0744

<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	6%
Surfside	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Waves	97 days
Surfside	112 days
Miami-Dade	77 days

