

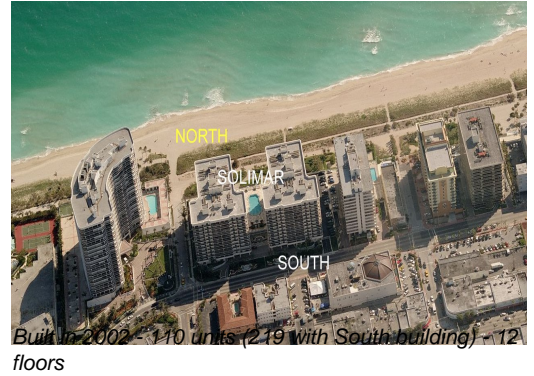
Unit N2-E - Solimar North

N2-E - 9595 Collins Av, Surfside, FL, Miami-Dade 33154

Unit Information

MLS Number:	F10423185
Status:	Active
Size:	2,210 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	\$2,700,000
List PPSF:	\$1,222
Valuated Price:	\$2,019,000
Valuated PPSF:	\$914

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

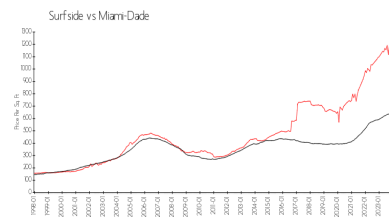
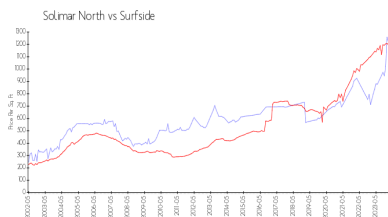
Building Association Information

Solimar Condominium Association
(305) 866-0595

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N11H	1,980 sq ft	Jan 2024	\$2,200,000	\$1,111
N7-G	1,500 sq ft	Dec 2023	\$1,155,000	\$770
N3-I	1,750 sq ft	Nov 2023	\$1,500,000	\$857
N3-J	1,650 sq ft	Nov 2023	\$1,250,000	\$758
NPHG	1,500 sq ft	Jun 2023	\$1,230,000	\$820

Market Information



Solimar North:	\$1131/sq. ft.	Surfside:	\$1138/sq. ft.
Surfside:	\$1138/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Solimar North	3%
Surfside	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Solimar North
Surfside
Miami-Dade

51 days
91 days
81 days