

# Unit 2E - Mirage

2E - 8925 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11501569
Status:	Active
Size:	1,710 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$995,000
List PPSF:	\$582
Valuated Price:	\$935,000
Valuated PPSF:	\$547

*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:	4
Number of active listings for sale:	6
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

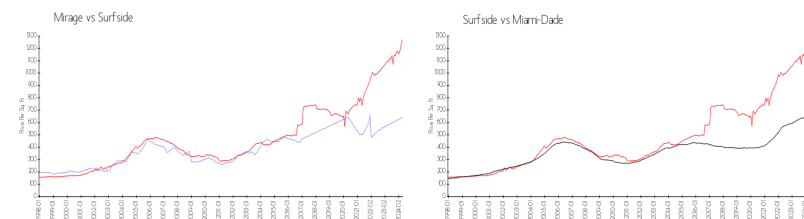
## Building Association Information

Mirage Condominium Association, Inc  
(305) 864-1940

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2J	1,600 sq ft	May 2024	\$995,000	\$622
9J	1,600 sq ft	Jan 2024	\$980,000	\$613
6H	2,030 sq ft	Dec 2023	\$2,050,000	\$1,010
9F	1,690 sq ft	Nov 2023	\$980,000	\$580

## Market Information



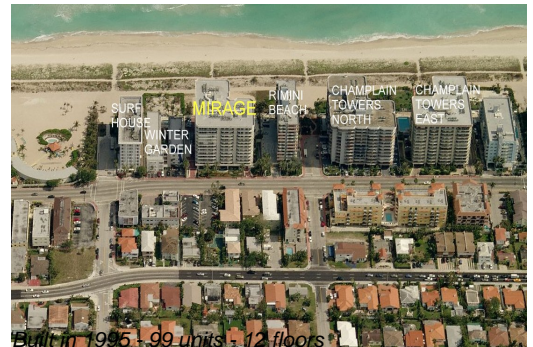
Mirage:	\$639/sq. ft.	Surfside:	\$1271/sq. ft.
Surfside:	\$1271/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Mirage	6%
Surfside	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Mirage	91 days
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Surfside  
Miami-Dade

104 days  
81 days