

# Unit 3B - Mirage

3B - 8925 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11548130
Status:	Active
Size:	1,690 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Additional Spaces Available, Parking-Under Building, Valet Parking
View:	
List Price:	\$2,200,000
List PPSF:	\$1,302
Valuated Price:	\$1,303,000
Valuated PPSF:	\$771

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

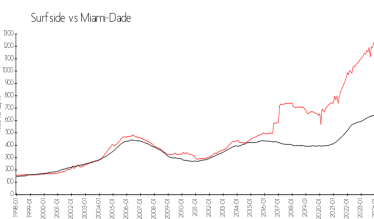
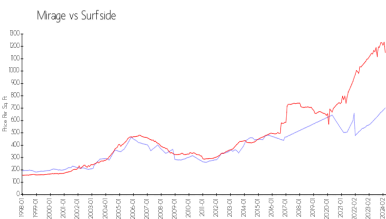
## Building Association Information

Mirage Condominium Association, Inc  
(305) 864-1940

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

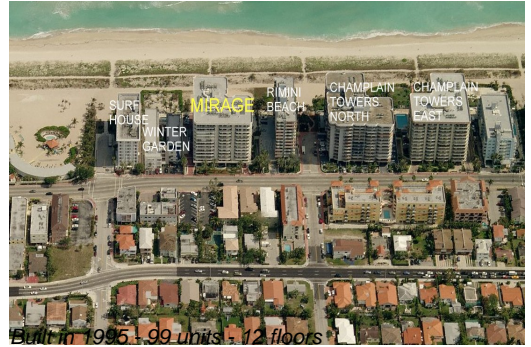


Mirage:	\$702/sq. ft.	Surfside:	\$1147/sq. ft.
Surfside:	\$1147/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Mirage	7%
Surfside	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Mirage  
Surfside  
Miami-Dade

108 days  
90 days  
81 days