

# Unit 1201 - Waves

1201 - 9455 Collins Av, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11549152  
 Status: Active  
 Size: 2,520 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,349,000  
 List PPSF: \$932  
 Valuated Price: \$2,104,000  
 Valuated PPSF: \$835



*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: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

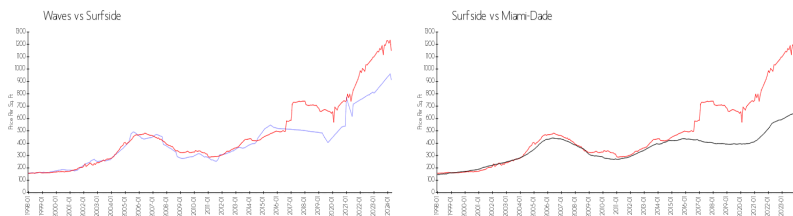
## Building Association Information

The Waves Condominium Association  
 (305) 865-0744

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,640 sq ft	Mar 2024	\$1,550,000	\$945
406	1,510 sq ft	Aug 2023	\$870,000	\$576

## Market Information



Waves: \$914/sq. ft.      Surfside: \$1147/sq. ft.  
 Surfside: \$1147/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Waves: 6%  
 Surfside: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Waves: 151 days  
 Surfside: 90 days

