

## Unit 2E - Mirage

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

### Unit Information

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| MLS Number:     | A11753403                                                            |
| Status:         | Active                                                               |
| Size:           | 1,710 Sq ft.                                                         |
| Bedrooms:       | 2                                                                    |
| Full Bathrooms: | 2                                                                    |
| Half Bathrooms: | 1                                                                    |
| Parking Spaces: | 1 Space, Additional Spaces Available, Covered Parking, Valet Parking |
| View:           |                                                                      |
| List Price:     | \$795,000                                                            |
| List PPSF:      | \$465                                                                |
| Valuated Price: | \$817,000                                                            |
| Valuated PPSF:  | \$478                                                                |

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:      | 3  |
| Building inventory for sale:             | 3% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 0  |

### Building Association Information

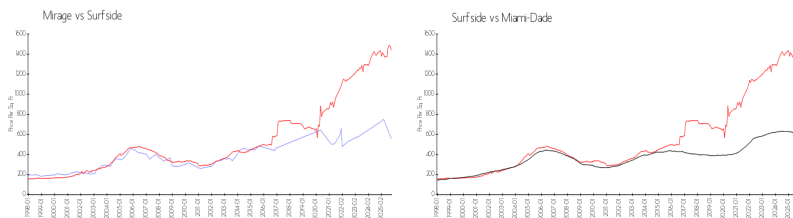
Mirage Condominium Association, Inc  
(305) 864-1940

<https://>

### Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 3B     | 1,690 sq ft | Sep 2025     | \$1,350,000 | \$799   |
| 4A     | 1,930 sq ft | Jul 2025     | \$1,803,000 | \$934   |
| 2D     | 1,410 sq ft | May 2025     | \$720,000   | \$511   |
| 4B     | 1,690 sq ft | Apr 2025     | \$1,400,000 | \$828   |
| 7B     | 1,690 sq ft | Mar 2025     | \$2,600,000 | \$1,538 |

### Market Information

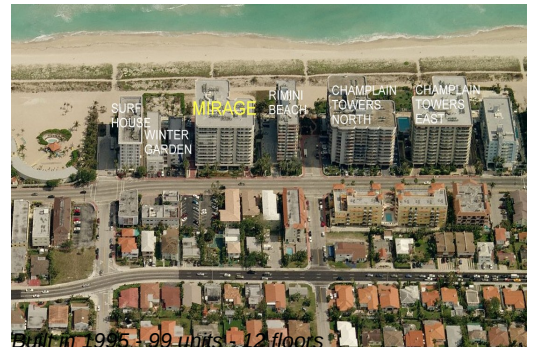


|           |                |             |                |
|-----------|----------------|-------------|----------------|
| Mirage:   | \$558/sq. ft.  | Surfside:   | \$1439/sq. ft. |
| Surfside: | \$1439/sq. ft. | Miami-Dade: | \$668/sq. ft.  |

### Inventory for Sale

|            |    |
|------------|----|
| Mirage     | 3% |
| Surfside   | 5% |
| Miami-Dade | 4% |

### Avg. Time to Close Over Last 12 Months



Mirage  
Surfside  
Miami-Dade

165 days  
112 days  
77 days