

# Unit 717 - One Bal Harbour

717 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11338780
Status:	Active
Size:	1,147 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Other Parking
View:	
List Price:	\$2,395,000
List PPSF:	\$2,088
Valuated Price:	\$1,509,000
Valuated PPSF:	\$1,316

*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:	309
Number of active listings for rent:	16
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

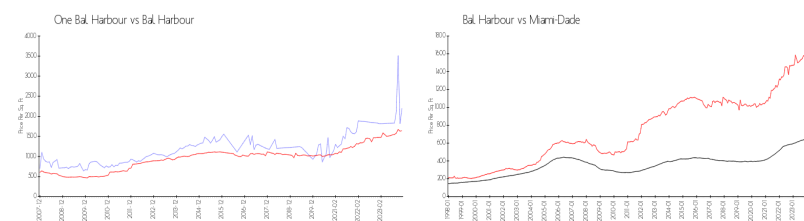
## Building Association Information

One Bal Harbour  
10275 Collins Ave, Bal Harbour, FL33154  
(305) 865-4700

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	3,105 sq ft	May 2024	\$3,700,000	\$1,192
506	2,009 sq ft	Apr 2024	\$3,400,000	\$1,692
806	2,009 sq ft	Mar 2024	\$2,900,000	\$1,444
1909	2,643 sq ft	Feb 2024	\$5,100,000	\$1,930
1602	4,049 sq ft	Feb 2024	\$8,000,000	\$1,976

## Market Information



One Bal Harbour:	\$2192/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

One Bal Harbour	1%
Bal Harbour	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



One Bal Harbour  
Bal Harbour  
Miami-Dade

78 days  
121 days  
81 days