

Unit 304 - One Bal Harbour

304 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11344642
 Status: Active Under Contract
 Size: 3,120 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking

View:
 List Price: \$3,988,000
 List PPSF: \$1,278
 Valuated Price: \$4,923,000
 Valuated PPSF: \$1,578

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: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

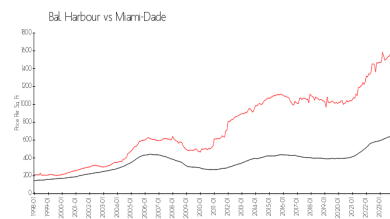
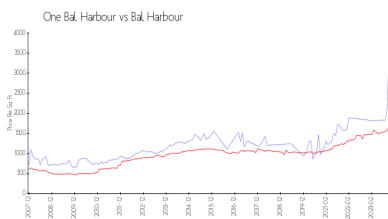
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1114	1,147 sq ft	Oct 2023	\$1,800,000	\$1,569

Market Information



One Bal Harbour: \$1824/sq. ft.
 Bal Harbour: \$1624/sq. ft.
 Bal Harbour: \$1624/sq. ft.
 Miami-Dade: \$703/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	83 days
Bal Harbour	115 days
Miami-Dade	80 days