

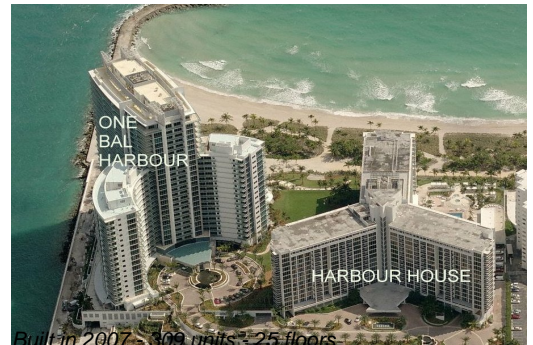
Unit 304 - One Bal Harbour

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:	\$5,916,000
Valuated PPSF:	\$1,896

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:	4
Number of sales over the last 3 months:	4

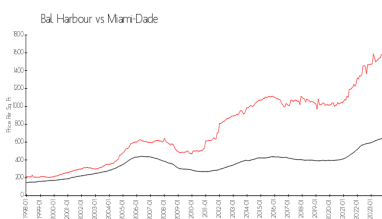
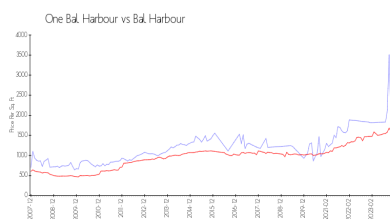
Building Association Information

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:	\$2192/sq. ft.	Bal Harbour:	\$1638/sq. ft.
Bal Harbour:	\$1638/sq. ft.	Miami-Dade:	\$698/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	116 days
Miami-Dade	81 days