

# Unit 309 - Bal Harbour 101

309 - 10155 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11360234
Status:	Pending
Size:	3,300 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$1,950,000
List PPSF:	\$591
Valuated Price:	\$2,769,000
Valuated PPSF:	\$839

*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:	171
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
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:	2

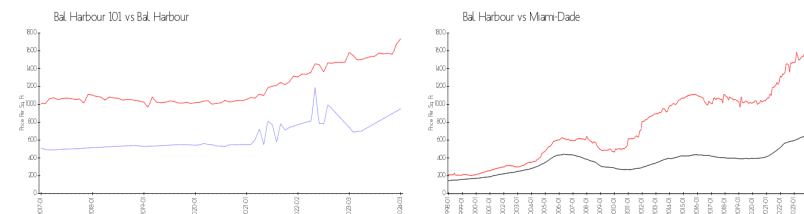
## Building Association Information

Bal Harbour 101  
Condominium Association Inc  
10155 Collins Ave APT 205  
Miami, FL, 33154-1617  
(305) 868-7616

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1510	3,300 sq ft	Mar 2024	\$2,700,000	\$818
1206	2,540 sq ft	Mar 2024	\$2,360,000	\$929
310	3,300 sq ft	Aug 2023	\$2,050,000	\$621
805	3,340 sq ft	Jun 2023	\$1,985,000	\$594
206	2,540 sq ft	Apr 2023	\$1,320,000	\$520

## Market Information



Bal Harbour 101:	\$951/sq. ft.	Bal Harbour:	\$1734/sq. ft.
Bal Harbour:	\$1734/sq. ft.	Miami-Dade:	\$710/sq. ft.

## Inventory for Sale

Bal Harbour 101	5%
Bal Harbour	4%
Miami-Dade	3%



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

Bal Harbour 101	92 days
Bal Harbour	119 days
Miami-Dade	80 days