

# Unit 17T - Balmoral

17T - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | A11387566               |
| Status:         | Active                  |
| Size:           | 1,388 Sq ft.            |
| Bedrooms:       | 2                       |
| Full Bathrooms: | 2                       |
| Half Bathrooms: |                         |
| Parking Spaces: | 2 Spaces, Valet Parking |
| View:           | Garden View, Ocean View |
| Rental Price:   | \$5,200                 |
| List PPSF:      | \$4                     |
| Valuated Price: | \$1,173,000             |
| Valuated PPSF:  | \$845                   |

*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

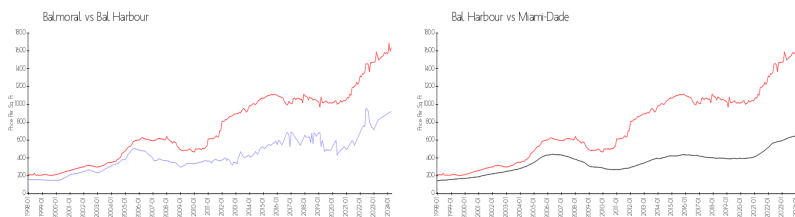
|  |     |
|--|-----|
| Number of units:                         | 423 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<http://balmoralcondos.org>

## Market Information



|              |                |              |                |
|--------------|----------------|--------------|----------------|
| Balmoral:    | \$923/sq. ft.  | Bal Harbour: | \$1638/sq. ft. |
| Bal Harbour: | \$1638/sq. ft. | Miami-Dade:  | \$698/sq. ft.  |

## Inventory for Sale

|             |    |
|-------------|----|
| Balmoral    | 3% |
| Bal Harbour | 4% |
| Miami-Dade  | 3% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Balmoral    | 86 days  |
| Bal Harbour | 116 days |
| Miami-Dade  | 81 days  |

