Unit 1506 - Tiffany

1506 - 10175 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11450552
Status:	Cancelled
Size:	2,018 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Guest Parking
View:	
List Price:	$1,399,000
List PPSF:	$693
Valuated Price:	$1,407,000
Valuated PPSF:	$697

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.

Built in 1982 - 135 units - 17 floors

Building Information

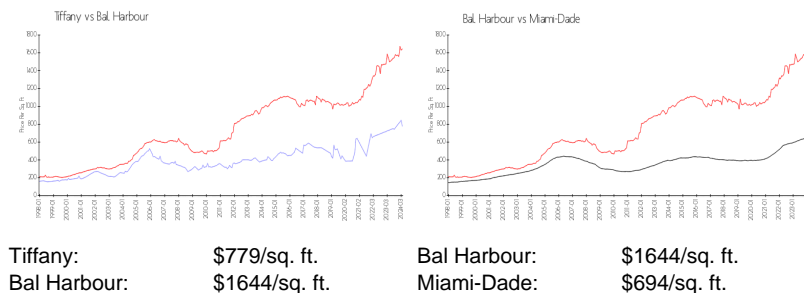|	
Number of units:	135
Number of active listings for rent:	1
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

Tiffany Of Bal Harbour Condominium Association Inc
(305) 864-7137 & (305) 861-7834
Property manager: (305) 861-9938

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	2,018 sq ft	May 2024	$1,500,000	$743
PH6	2,018 sq ft	Mar 2024	$1,650,000	$818
805	2,018 sq ft	Feb 2024	$1,000,000	$496
208	1,967 sq ft	Sep 2023	$970,000	$493
1705	2,018 sq ft	Aug 2023	$1,475,000	$731
206	2,018 sq ft	Aug 2023	$1,115,000	$553

Market Information

Tiffany:	$779/sq. ft.	Bal Harbour:	$1644/sq. ft.
Bal Harbour:	$1644/sq. ft.	Miami-Dade:	$694/sq. ft.

Inventory for Sale

Tiffany	6%
Bal Harbour	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Tiffany	245 days
Bal Harbour	121 days
Miami-Dade	81 days

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