

# Unit 906 - Tiffany

906 - 10175 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11467400                                      |
| Status:         | Active   |
| Size:           | 2,018 Sq ft.                                   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View:           |  |
| List Price:     | \$1,435,000                                    |
| List PPSF:      | \$711  |
| Valuated Price: | \$1,326,000                                    |
| Valuated PPSF:  | \$657  |

*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:                         | 135 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

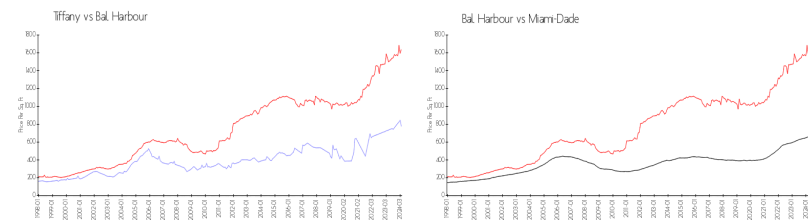
## Building Association Information

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

## Inventory for Sale

|             |    |
|-------------|----|
| Tiffany     | 7% |
| Bal Harbour | 4% |
| Miami-Dade  | 3% |



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

|             |          |
|-------------|----------|
| Tiffany     | 163 days |
| Bal Harbour | 116 days |
| Miami-Dade  | 81 days  |