

# Unit 1403 N - Oceana Bal Harbour

1403 N - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11469083  
 Status: Active  
 Size: 3,345 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$10,995,000  
 List PPSF: \$3,287  
 Valuated Price: \$8,421,000  
 Valuated PPSF: \$2,517

*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: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

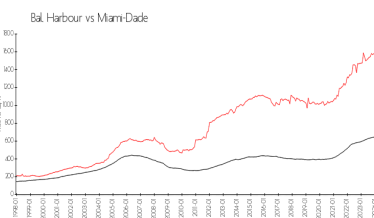
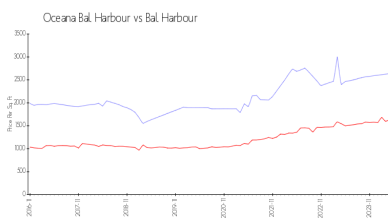
Oceana Bal Harbour  
 Address: 10201 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 786-414-2929

<http://www.oceanabalharbour.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,704 sq ft	Apr 2024	\$3,100,000	\$1,819
302	2,019 sq ft	Apr 2024	\$5,100,000	\$2,526
2607	2,233 sq ft	Oct 2023	\$5,700,000	\$2,553
305	1,704 sq ft	Oct 2023	\$2,750,000	\$1,614
603	1,513 sq ft	Sep 2023	\$3,550,000	\$2,346

## Market Information



Oceana Bal Harbour: \$2637/sq. ft.  
 Bal Harbour: \$1638/sq. ft.

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

## Inventory for Sale

Oceana Bal Harbour 8%



Bal Harbour	4%
Miami-Dade	3%

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

Oceana Bal Harbour	87 days
Bal Harbour	116 days
Miami-Dade	81 days