

# 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:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

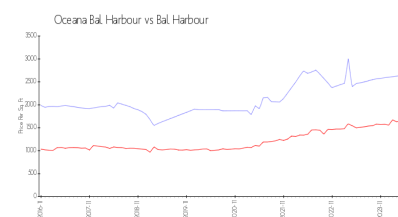
Oceana Bal Harbour  
Address: 10201 Collins Ave,  
Bal Harbour, FL 33154  
Phone: +1 786-414-2929

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

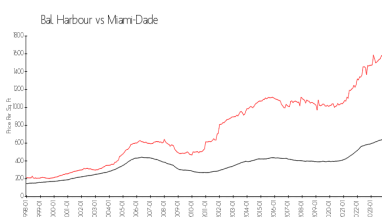
## Recent Sales

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: \$1644/sq. ft.



Bal Harbour: \$1644/sq. ft.  
Miami-Dade: \$694/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	93 days
Bal Harbour	121 days
Miami-Dade	81 days