

Unit 12J - Balmoral

12J - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11506975
 Status: Active
 Size: 1,388 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$1,379,000
 List PPSF: \$994
 Valuated Price: \$1,116,000
 Valuated PPSF: \$804

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

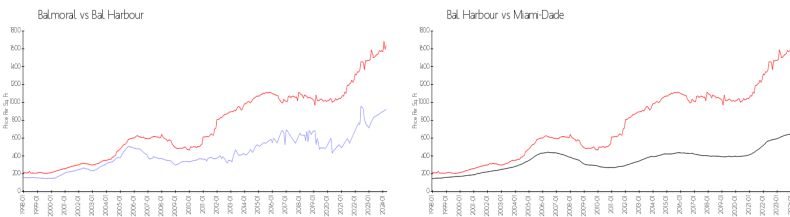
Balmoral Balmoral Condominium Association Incorporated
 305-866-7792

<http://balmoralcondos.org>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14E	1,388 sq ft	Apr 2024	\$1,600,000	\$1,153
10U	1,688 sq ft	Dec 2023	\$1,700,000	\$1,007
10G	1,388 sq ft	Nov 2023	\$921,143	\$664
20M	1,388 sq ft	Sep 2023	\$876,000	\$631
9T	1,388 sq ft	Jun 2023	\$618,000	\$445
14P Ocean	1,688 sq ft	Jun 2023	\$1,075,000	\$637
Views				
4Z Direct Ocean	1,984 sq ft	Jun 2023	\$1,450,000	\$731

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