

# Unit 11I - Balmoral

11I - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11515625  
 Status: Active  
 Size: 1,388 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$1,300,000  
 List PPSF: \$937  
 Valuated Price: \$1,127,000  
 Valuated PPSF: \$812

*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

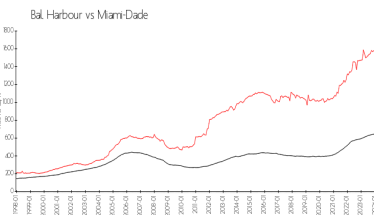
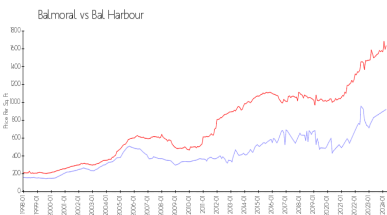
Balmoral Balmoral Condominium Association Incorporated  
 305-866-7792

<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