

Unit 403 - Harbour House

403 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11532865
 Status: Active
 Size: 481 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$515,000
 List PPSF: \$1,071
 Valuated Price: \$414,000
 Valuated PPSF: \$861

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: 451
 Number of active listings for rent: 57
 Number of active listings for sale: 11
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

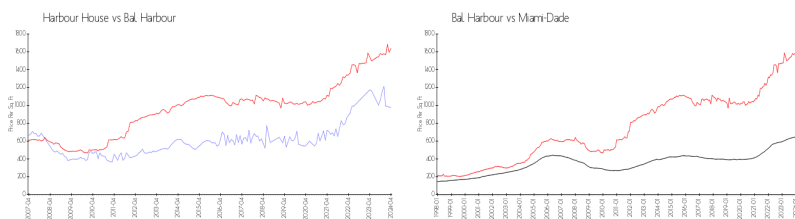
Building Association Information

Harbour House Apartments
 (305) 993-1610

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 428 | 896 sq ft | Apr 2024 | \$690,000 | \$770 |
| 1221 | 1,056 sq ft | Apr 2024 | \$1,100,000 | \$1,042 |
| 728 | 896 sq ft | Apr 2024 | \$730,000 | \$815 |
| 207 | 896 sq ft | Apr 2024 | \$685,000 | \$765 |
| 328 | 896 sq ft | Jan 2024 | \$735,000 | \$820 |

Market Information

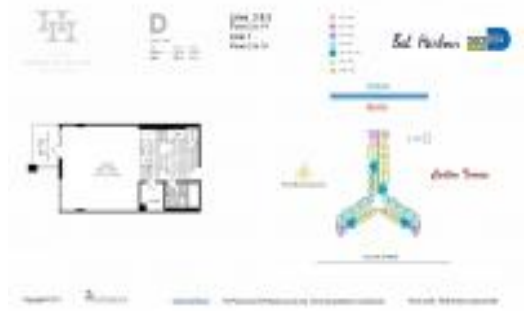


Harbour House: \$973/sq. ft. Bal Harbour: \$1638/sq. ft.
 Bal Harbour: \$1638/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Harbour House: 2%
 Bal Harbour: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Harbour House
Bal Harbour
Miami-Dade

113 days
116 days
81 days