

Unit 1002 NE-M - Oceana Bal Harbour

1002 NE-M - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | A11533519 |
| Status: | Active |
| Size: | 2,121 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View: | |
| List Price: | \$7,500,000 |
| List PPSF: | \$3,536 |
| Valuated Price: | \$5,354,000 |
| Valuated PPSF: | \$2,524 |

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

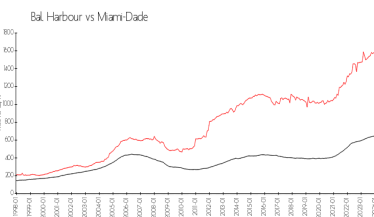
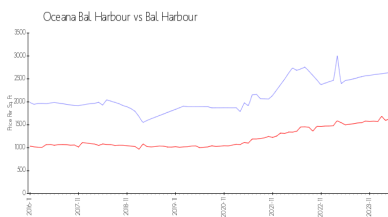
Oceana Bal Harbour
 Address: 10201 Collins Ave,
 Bal Harbour, FL 33154
 Phone: +1 786-414-2929

<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