

Unit PH-2D - Bal Harbour Tower

PH-2D - 9999 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11536812
Status:	Active
Size:	5,250 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$5,300,000
List PPSF:	\$1,010
Valuated Price:	\$5,506,000
Valuated PPSF:	\$1,106

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

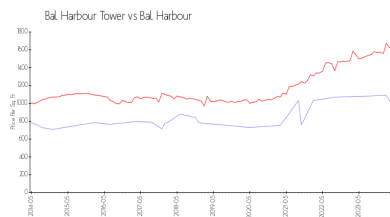
Building Association Information

Bal Harbour Tower
Address: 9999 Collins Ave,
Bal Harbour, FL 33154
Phone: +1 305-864-9999

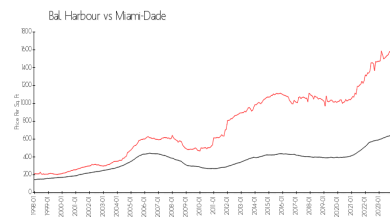
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8E	3,230 sq ft	Apr 2024	\$3,100,000	\$960
14E	3,230 sq ft	Apr 2024	\$3,175,000	\$983
12J	3,670 sq ft	Feb 2024	\$3,600,000	\$981

Market Information



Bal Harbour Tower: \$981/sq. ft.
Bal Harbour: \$1644/sq. ft.

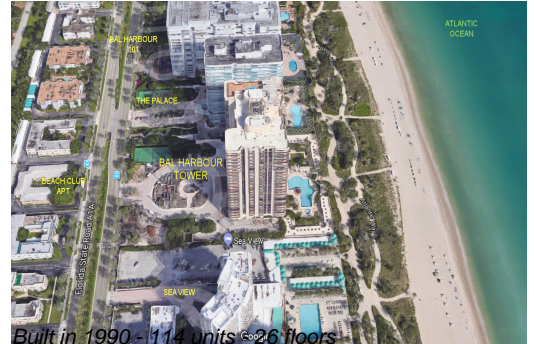


Bal Harbour: \$1644/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Bal Harbour Tower	4%
Bal Harbour	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Bal Harbour Tower	96 days
Bal Harbour	121 days
Miami-Dade	81 days