

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: 4,980 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: \$5,465,000
 List PPSF: \$1,097
 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: 4
 Building inventory for sale: 3%
 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: 3

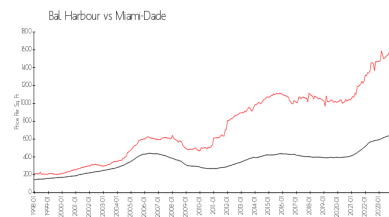
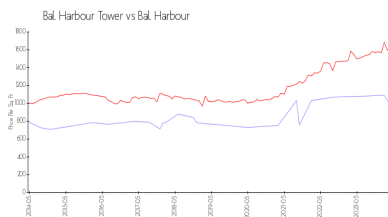
Building Association Information

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

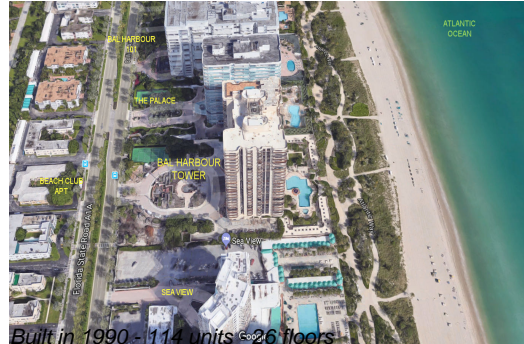


Bal Harbour Tower: \$981/sq. ft. Bal Harbour: \$1638/sq. ft.
 Bal Harbour: \$1638/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Bal Harbour Tower
Bal Harbour
Miami-Dade

96 days
116 days
81 days