

# Unit 16V - Balmoral

16V - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11543618
Status:	Active
Size:	1,388 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$1,339,000
List PPSF:	\$965
Valuated Price:	\$1,162,000
Valuated PPSF:	\$837

*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

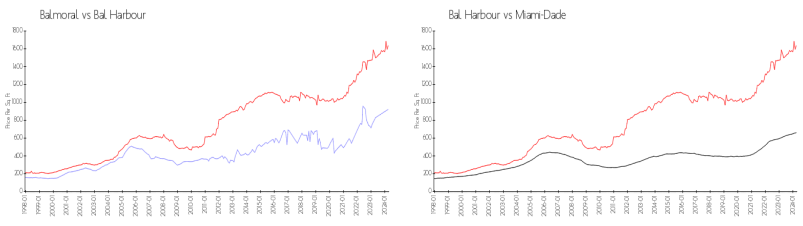
Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<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