

# Unit 801 - One Bal Harbour

801 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11546824
Status:	Active
Size:	2,136 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking,Parking-Under Building
View:	
List Price:	\$4,280,000
List PPSF:	\$2,004
Valuated Price:	\$5,143,000
Valuated PPSF:	\$2,408

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:	309
Number of active listings for rent:	16
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

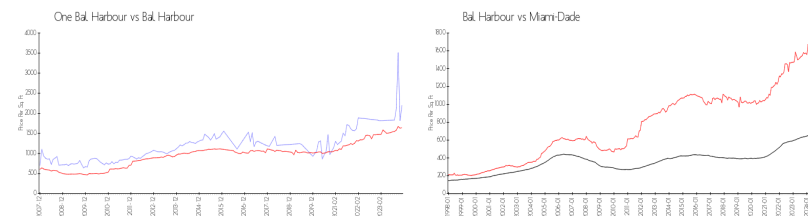
## Building Association Information

One Bal Harbour  
10275 Collins Ave, Bal Harbour, FL33154  
(305) 865-4700

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	3,105 sq ft	May 2024	\$3,700,000	\$1,192
506	2,009 sq ft	Apr 2024	\$3,400,000	\$1,692
806	2,009 sq ft	Mar 2024	\$2,900,000	\$1,444
1909	2,643 sq ft	Feb 2024	\$5,100,000	\$1,930
1602	4,049 sq ft	Feb 2024	\$8,000,000	\$1,976

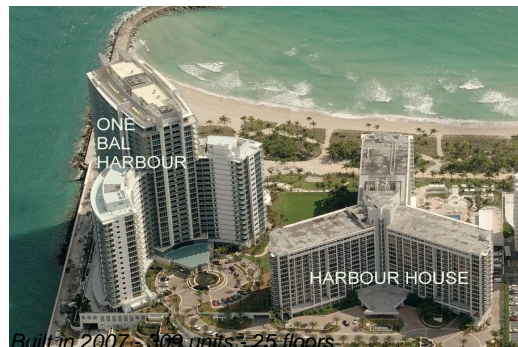
## Market Information



One Bal Harbour:	\$2192/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

One Bal Harbour	1%
Bal Harbour	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

One Bal Harbour	78 days
Bal Harbour	121 days
Miami-Dade	81 days