

# Unit 20A - Palace at Bal Harbour

20A - 10101 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11547405  
 Status: Active  
 Size: 3,110 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$6,250,000  
 List PPSF: \$2,010  
 Valuated Price: \$4,459,000  
 Valuated PPSF: \$1,434

*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: 105  
 Number of active listings for rent: 1  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

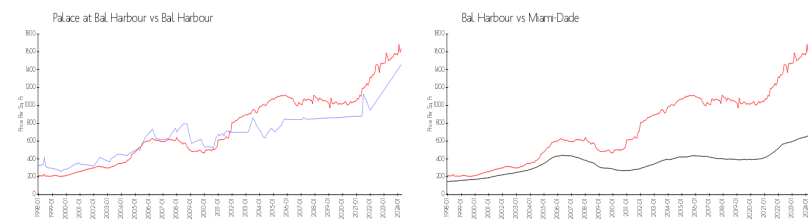
## Building Association Information

Palace at Bal Harbour Condominium  
 (305) 866-5588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5E + CABANA #24	3,690 sq ft	Feb 2024	\$4,000,000	\$1,084
20E	3,690 sq ft	Aug 2023	\$4,300,000	\$1,165
7A	3,110 sq ft	Aug 2023	\$3,900,000	\$1,254
6B	3,110 sq ft	Jun 2023	\$3,050,000	\$981

## Market Information



Palace at Bal Harbour:	\$1458/sq. ft.	Bal Harbour:	\$1638/sq. ft.
Bal Harbour:	\$1638/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Palace at Bal Harbour: 4%  
 Bal Harbour: 4%  
 Miami-Dade: 3%



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

Palace at Bal Harbour	31 days
Bal Harbour	116 days
Miami-Dade	81 days