

Unit 406 - One Bal Harbour

406 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11564150
Status:	Active
Size:	2,009 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$3,300,000
List PPSF:	\$1,643
Valuated Price:	\$4,277,000
Valuated PPSF:	\$2,129

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:	6
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:	2

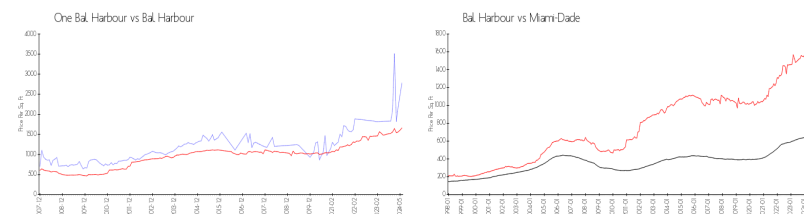
Building Association Information

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

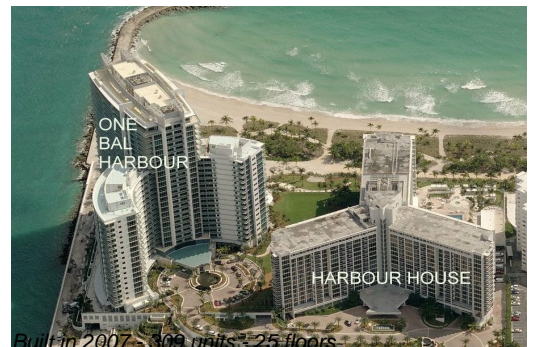


One Bal Harbour:	\$2785/sq. ft.	Bal Harbour:	\$1659/sq. ft.
Bal Harbour:	\$1659/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

One Bal Harbour	2%
Bal Harbour	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



One Bal Harbour
Bal Harbour
Miami-Dade

78 days
119 days
82 days