

Unit 19H - Balmoral

19H - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11565580
Status: Active
Size: 1,688 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 2
Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
View:
List Price: \$1,600,000
List PPSF: \$948
Valuated Price: \$1,456,000
Valuated PPSF: \$863



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

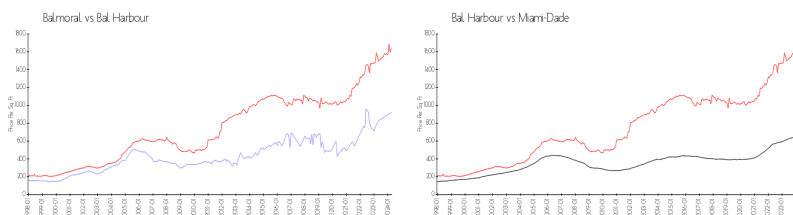
Balmoral Balmoral Condominium Association Incorporated
305-866-7792

<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