

# Unit 429 - Harbour House

429 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11570574  
 Status: Active  
 Size: 896 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$790,000  
 List PPSF: \$882  
 Valuated Price: \$727,000  
 Valuated PPSF: \$811

*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: 451  
 Number of active listings for rent: 57  
 Number of active listings for sale: 11  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

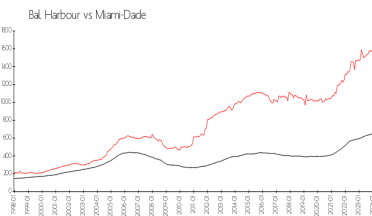
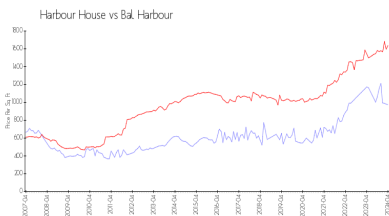
## Building Association Information

Harbour House Apartments  
 (305) 993-1610

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
428	896 sq ft	Apr 2024	\$690,000	\$770
1221	1,056 sq ft	Apr 2024	\$1,100,000	\$1,042
728	896 sq ft	Apr 2024	\$730,000	\$815
207	896 sq ft	Apr 2024	\$685,000	\$765
328	896 sq ft	Jan 2024	\$735,000	\$820

## Market Information

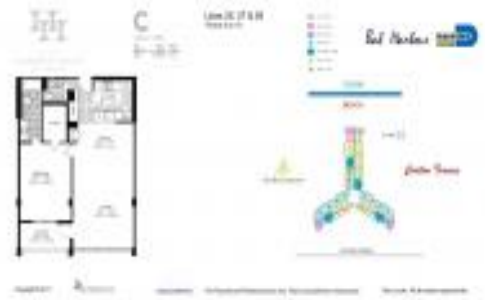


Harbour House:	\$973/sq. ft.	Bal Harbour:	\$1638/sq. ft.
Bal Harbour:	\$1638/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Harbour House: 2%  
 Bal Harbour: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Harbour House  
Bal Harbour  
Miami-Dade

113 days  
116 days  
81 days