

# Unit 1406 - Bal Harbour 101

1406 - 10155 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11582406
Status:	Active
Size:	2,540 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,899,000
List PPSF:	\$748
Valuated Price:	\$1,710,000
Valuated PPSF:	\$673

*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:	171
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

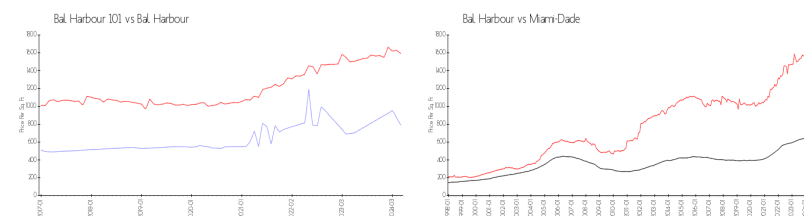
## Building Association Information

Bal Harbour 101  
Condominium Association Inc  
10155 Collins Ave APT 205  
Miami, FL, 33154-1617  
(305) 868-7616

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH03	2,525 sq ft	May 2024	\$1,750,000	\$693
1510	3,300 sq ft	Mar 2024	\$2,700,000	\$818
1206	2,540 sq ft	Mar 2024	\$2,360,000	\$929
310	3,300 sq ft	Aug 2023	\$2,050,000	\$621

## Market Information



Bal Harbour 101: \$791/sq. ft.  
Bal Harbour: \$1592/sq. ft.

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Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Bal Harbour 101	6%
Bal Harbour	4%
Miami-Dade	3%



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

Bal Harbour 101	82 days
Bal Harbour	118 days
Miami-Dade	82 days