

Unit 12E - Balmoral

12E - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11587326
Status:	Active
Size:	1,388 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$1,670,000
List PPSF:	\$1,203
Valuated Price:	\$1,249,000
Valuated PPSF:	\$900

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:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

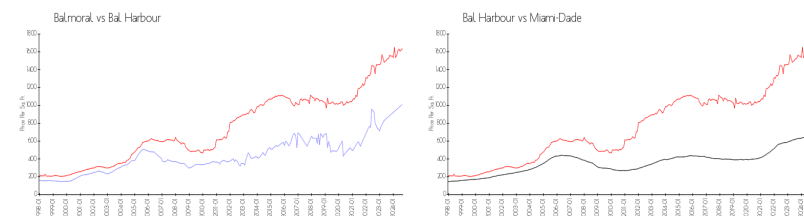
Balmoral Balmoral Condominium Association Incorporated
305-866-7792

<http://balmoralcondos.org>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19V	1,388 sq ft	Sep 2024	\$1,040,000	\$749
11I	1,388 sq ft	Sep 2024	\$1,215,000	\$875
16V	1,388 sq ft	Aug 2024	\$950,000	\$684
17Z Direct	1,984 sq ft	Jul 2024	\$2,800,000	\$1,411
Ocean				
3T	1,388 sq ft	May 2024	\$657,000	\$473

Market Information



Balmoral:	\$1011/sq. ft.	Bal Harbour:	\$1635/sq. ft.
Bal Harbour:	\$1635/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Balmoral	4%
Bal Harbour	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Balmoral
Bal Harbour
Miami-Dade

97 days
110 days
86 days