

# 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

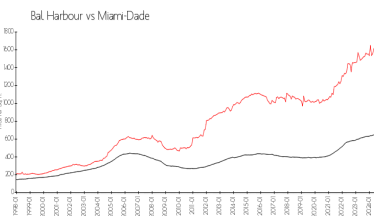
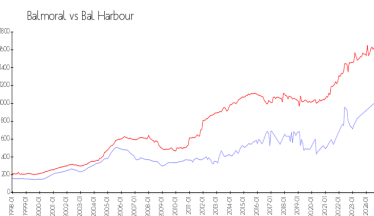
Balmoral Balmoral Condominium Association Incorporated  
 305-866-7792

<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