

# Unit 303 NE - Oceana Bal Harbour

303 NE - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11587642  
 Status: Active  
 Size: 1,513 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station, Valet Parking

View:  
 List Price: \$4,595,000  
 List PPSF: \$3,037  
 Valuated Price: \$4,516,000  
 Valuated PPSF: \$2,985

*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: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

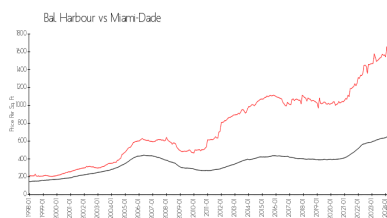
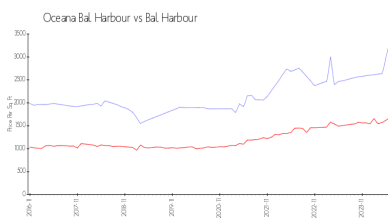
Oceana Bal Harbour  
 Address: 10201 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 786-414-2929

<http://www.oceanabalharbour.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| 2001   | 7,442 sq ft | Jun 2024     | \$17,500,000 | \$2,352 |
| 802    | 2,121 sq ft | Jun 2024     | \$6,300,000  | \$2,970 |
| 1402   | 3,450 sq ft | Jun 2024     | \$9,500,000  | \$2,754 |
| 305    | 1,704 sq ft | Apr 2024     | \$3,100,000  | \$1,819 |
| 302    | 2,019 sq ft | Apr 2024     | \$5,100,000  | \$2,526 |

## Market Information



Oceana Bal Harbour: \$3344/sq. ft.  
 Bal Harbour: \$1681/sq. ft.

Bal Harbour: \$1681/sq. ft.  
 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Oceana Bal Harbour 8%



|             |    |
|-------------|----|
| Bal Harbour | 4% |
| Miami-Dade  | 3% |

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

|                    |          |
|--------------------|----------|
| Oceana Bal Harbour | 131 days |
| Bal Harbour        | 116 days |
| Miami-Dade         | 83 days  |