

Unit 634 - Harbour House

634 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11589157
Status:	Active
Size:	1,056 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$1,590,000
List PPSF:	\$1,506
Valuated Price:	\$1,077,000
Valuated PPSF:	\$1,020

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:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

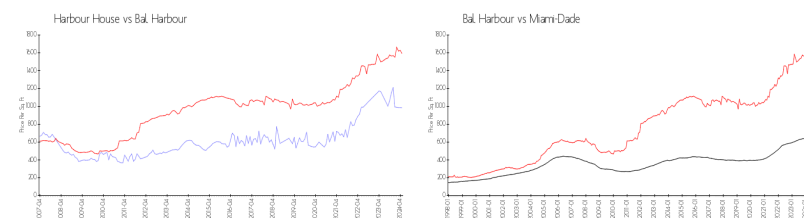
Building Association Information

Harbour House Apartments
(305) 993-1610

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1227	896 sq ft	Jun 2024	\$880,000	\$982
1228	896 sq ft	Jun 2024	\$840,000	\$938
1002	481 sq ft	May 2024	\$441,000	\$917
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

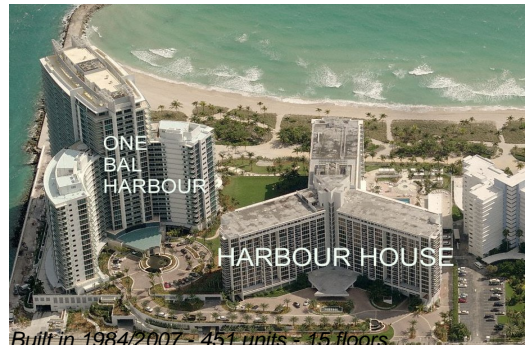
Market Information



Harbour House:	\$985/sq. ft.	Bal Harbour:	\$1592/sq. ft.
Bal Harbour:	\$1592/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Harbour House	117 days
Bal Harbour	118 days
Miami-Dade	82 days