

# 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

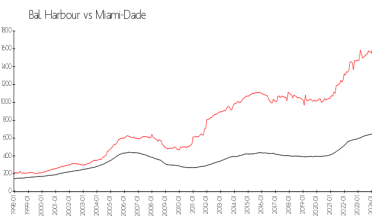
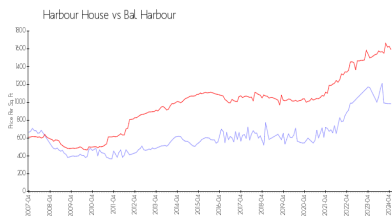
## Building Association Information

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.  
 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	117 days
Miami-Dade	82 days