

Unit 1707 - Tiffany

1707 - 10175 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11589639
Status:	Active
Size:	1,967 Sq ft.
Bedrooms:	3
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$3,600,000
List PPSF:	\$1,830
Valuated Price:	\$1,331,000
Valuated PPSF:	\$677

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:	135
Number of active listings for rent:	1
Number of active listings for sale:	10
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

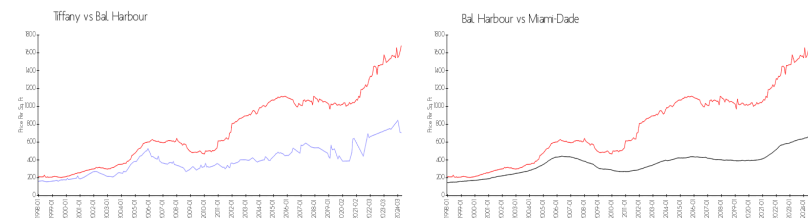
Building Association Information

Tiffany Of Bal Harbour Condominium Association Inc
 (305) 864-7137 & (305) 861-7834
 Property manager: (305) 861-9938

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704	2,018 sq ft	Jun 2024	\$1,300,000	\$644
1703	2,018 sq ft	May 2024	\$1,500,000	\$743
PH6	2,018 sq ft	Mar 2024	\$1,650,000	\$818
805	2,018 sq ft	Feb 2024	\$1,000,000	\$496
208	1,967 sq ft	Sep 2023	\$970,000	\$493

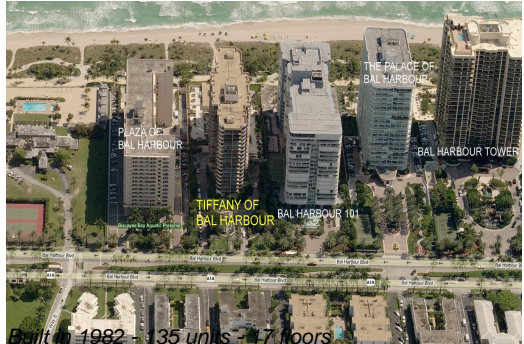
Market Information



Tiffany:	\$705/sq. ft.	Bal Harbour:	\$1681/sq. ft.
Bal Harbour:	\$1681/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Tiffany	7%
Bal Harbour	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Tiffany	228 days
Bal Harbour	116 days
Miami-Dade	83 days