

# Unit 1427 - Harbour House

1427 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | A11598444                        |
| Status:         | Active                           |
| Size:           | 896 Sq ft.                       |
| Bedrooms:       | 1                                |
| Full Bathrooms: | 1                                |
| Half Bathrooms: | 1                                |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View:           |                                  |
| List Price:     | \$875,000                        |
| List PPSF:      | \$977                            |
| Valuated Price: | \$812,000                        |
| Valuated PPSF:  | \$906                            |

*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   |

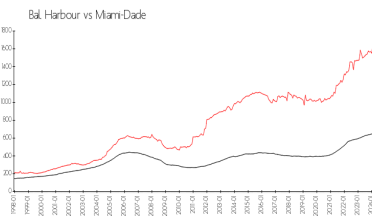
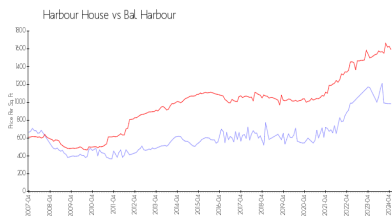
## Building Association Information

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   |

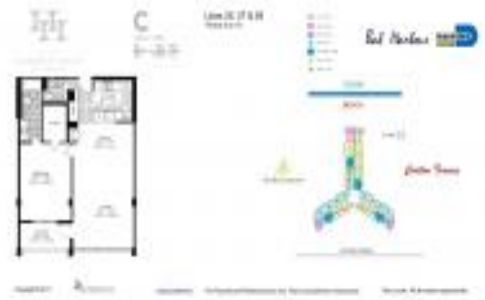
## Market Information



|                |                |              |                |
|----------------|----------------|--------------|----------------|
| 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   | 117 days |
| Miami-Dade    | 82 days  |