

Unit 729 - Harbour House

729 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11607048
 Status: Active
 Size: 896 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$839,000
 List PPSF: \$936
 Valuated Price: \$758,000
 Valuated PPSF: \$846

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

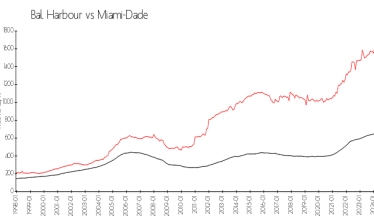
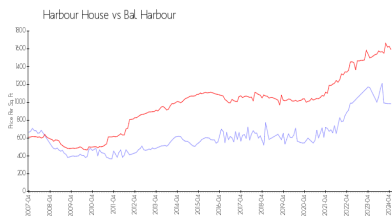
Building Association Information

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 |

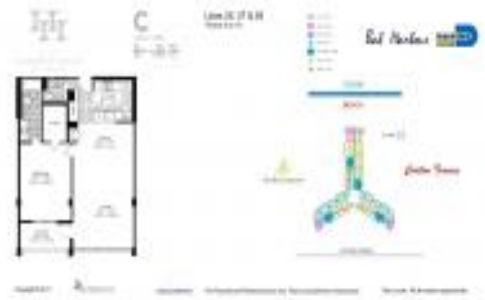
Market Information



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 |