

# Unit 1603 N - Oceana Bal Harbour

1603 N - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11607523              |
| Status:         | Active                 |
| Size:           | 3,464 Sq ft.           |
| Bedrooms:       | 3                      |
| Full Bathrooms: | 4                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$10,500,000           |
| List PPSF:      | \$3,031                |
| Valuated Price: | \$11,278,000           |
| Valuated PPSF:  | \$3,256                |

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:                         | 238 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

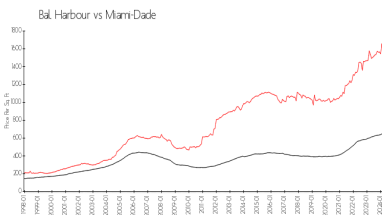
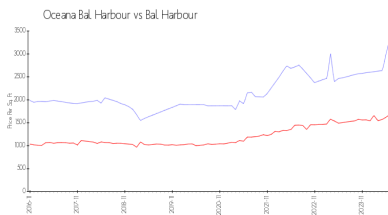
Oceana Bal Harbour  
 Address: 10201 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 786-414-2929

<http://www.oceanabalharbour.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| 2001   | 7,442 sq ft | Jun 2024     | \$17,500,000 | \$2,352 |
| 802    | 2,121 sq ft | Jun 2024     | \$6,300,000  | \$2,970 |
| 1402   | 3,450 sq ft | Jun 2024     | \$9,500,000  | \$2,754 |
| 305    | 1,704 sq ft | Apr 2024     | \$3,100,000  | \$1,819 |
| 302    | 2,019 sq ft | Apr 2024     | \$5,100,000  | \$2,526 |

## Market Information



Oceana Bal Harbour: \$3344/sq. ft.  
 Bal Harbour: \$1681/sq. ft.

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

## Inventory for Sale

|                    |    |
|--------------------|----|
| Oceana Bal Harbour | 8% |
| Bal Harbour        | 4% |



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Oceana Bal Harbour

131 days

Bal Harbour

116 days

Miami-Dade

83 days