

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:	\$9,184,000
Valuated PPSF:	\$2,651

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:	19
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

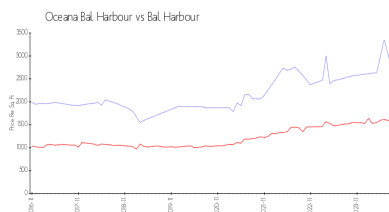
Oceana Bal Harbour
Address: 10201 Collins Ave,
Bal Harbour, FL 33154
Phone: +1 786-414-2929

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

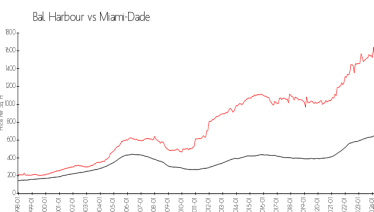
Recent Sales

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: \$2722/sq. ft.
Bal Harbour: \$1630/sq. ft.



Bal Harbour: \$1630/sq. ft.
Miami-Dade: \$695/sq. ft.

Inventory for Sale

Oceana Bal Harbour	8%
Bal Harbour	4%



Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Oceana Bal Harbour	131 days
Bal Harbour	106 days
Miami-Dade	84 days