

# Unit 1104 - Bal Harbour 101

1104 - 10155 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11614194
Status:	Active
Size:	2,525 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$1,687,000
List PPSF:	\$668
Valuated Price:	\$1,770,000
Valuated PPSF:	\$701

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:	171
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

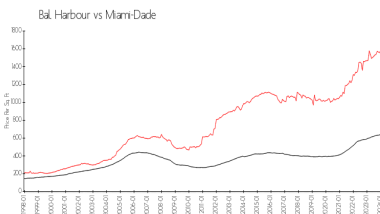
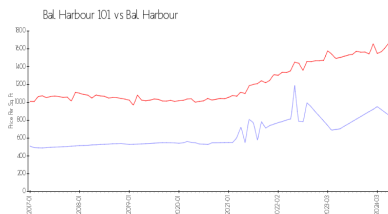
## Building Association Information

Bal Harbour 101  
 Condominium Association Inc  
 10155 Collins Ave APT 205  
 Miami, FL, 33154-1617  
 (305) 868-7616

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH03	2,525 sq ft	May 2024	\$1,750,000	\$693
1510	3,300 sq ft	Mar 2024	\$2,700,000	\$818
1206	2,540 sq ft	Mar 2024	\$2,360,000	\$929
310	3,300 sq ft	Aug 2023	\$2,050,000	\$621

## Market Information



Bal Harbour 101:	\$849/sq. ft.	Bal Harbour:	\$1681/sq. ft.
Bal Harbour:	\$1681/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Bal Harbour 101	6%
Bal Harbour	4%
Miami-Dade	3%



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

Bal Harbour 101	82 days
Bal Harbour	116 days
Miami-Dade	83 days