

# Unit 2306 - One Bal Harbour

2306 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11621374  
 Status: Active  
 Size: 2,009 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking, Valet Parking  
 View: Intracoastal View, Ocean View, Direct Ocean  
 Rental Price: \$17,000  
 List PPSF: \$8  
 Valuated Price: \$5,678,000  
 Valuated PPSF: \$2,826

*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.*

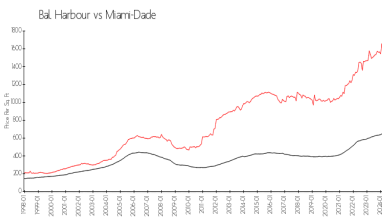
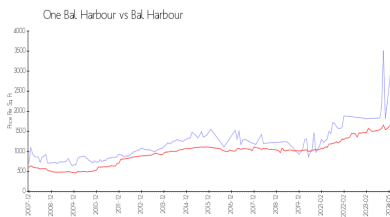
## Building Information

Number of units: 309  
 Number of active listings for rent: 16  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 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: 1

## Building Association Information

One Bal Harbour  
 10275 Collins Ave, Bal Harbour, FL33154  
 (305) 865-4700

## Market Information



One Bal Harbour: \$3061/sq. ft.      Bal Harbour: \$1681/sq. ft.  
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## Inventory for Sale

One Bal Harbour: 2%  
 Bal Harbour: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

One Bal Harbour: 78 days  
 Bal Harbour: 116 days  
 Miami-Dade: 83 days

