

Unit 804 SW - Oceana Bal Harbour

804 SW - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11636133
Status:	Active
Size:	1,267 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,950,000
List PPSF:	\$2,328
Valuated Price:	\$2,436,000
Valuated PPSF:	\$1,923

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:	23
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

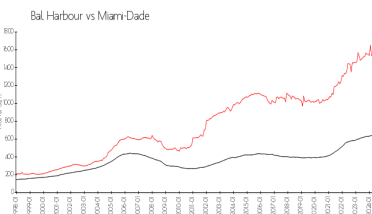
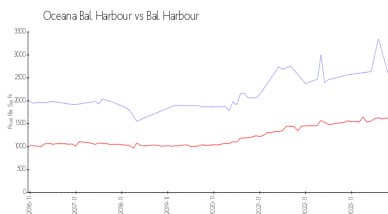
Oceana Bal Harbour
 Address: 10201 Collins Ave,
 Bal Harbour, FL 33154
 Phone: +1 786-414-2929

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2406	2,625 sq ft	Nov 2024	\$6,562,500	\$2,500
201	2,148 sq ft	Sep 2024	\$3,700,000	\$1,723
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

Market Information



Oceana Bal Harbour:	\$2457/sq. ft.	Bal Harbour:	\$1635/sq. ft.
Bal Harbour:	\$1635/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Oceana Bal Harbour	10%
Bal Harbour	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Oceana Bal Harbour
Bal Harbour
Miami-Dade

168 days
109 days
86 days