

# Unit 20F - Palace at Bal Harbour

20F - 10101 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11648478  
 Status: Active  
 Size: 3,690 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$6,196,000  
 List PPSF: \$1,679  
 Valuated Price: \$6,183,000  
 Valuated PPSF: \$1,676

*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: 105  
 Number of active listings for rent: 1  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

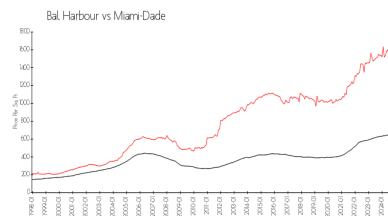
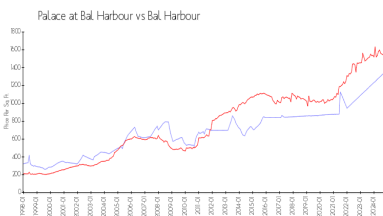
Palace at Bal Harbour Condominium  
 (305) 866-5588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11C	2,050 sq ft	Dec 2024	\$1,775,000	\$866
8B	3,110 sq ft	Jul 2024	\$3,330,000	\$1,071
5E + CABANA	3,690 sq ft	Feb 2024	\$4,000,000	\$1,084

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## Market Information



Palace at Bal Harbour:	\$1363/sq. ft.	Bal Harbour:	\$1552/sq. ft.
Bal Harbour:	\$1552/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Palace at Bal Harbour: 6%  
 Bal Harbour: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Palace at Bal Harbour: 53 days  
 Bal Harbour: 118 days  
 Miami-Dade: 91 days

