

# Unit 5U - Balmoral

5U - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11648902                              |
| Status:         | Active                                 |
| Size:           | 1,688 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 2 Spaces,Covered Parking,Valet Parking |
| View:           | Garden View,Ocean View,Other View      |
| Rental Price:   | \$8,500                                |
| List PPSF:      | \$5                                    |
| Valuated Price: | \$1,538,000                            |
| Valuated PPSF:  | \$911                                  |

*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

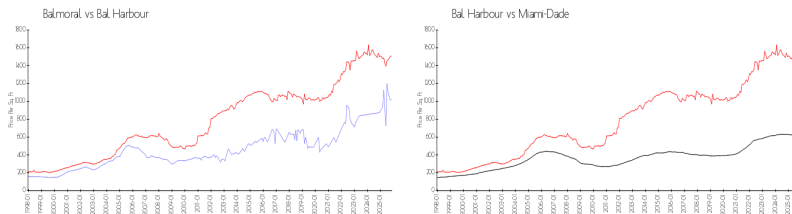
|  |     |
|--|-----|
| Number of units:                         | 423 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 19  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<https://balmoralcondos.org>

## Market Information



|              |                |              |                |
|--------------|----------------|--------------|----------------|
| Balmoral:    | \$1019/sq. ft. | Bal Harbour: | \$1508/sq. ft. |
| Bal Harbour: | \$1508/sq. ft. | Miami-Dade:  | \$668/sq. ft.  |

## Inventory for Sale

|             |    |
|-------------|----|
| Balmoral    | 4% |
| Bal Harbour | 4% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Balmoral    | 69 days  |
| Bal Harbour | 107 days |
| Miami-Dade  | 77 days  |