

Unit 15X - Balmoral

15X - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11651340 |
| Status: | Active |
| Size: | 1,688 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$1,995,000 |
| List PPSF: | \$1,182 |
| Valuated Price: | \$1,534,000 |
| Valuated PPSF: | \$909 |

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: | 17 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

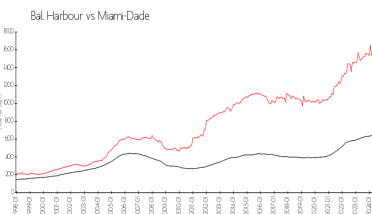
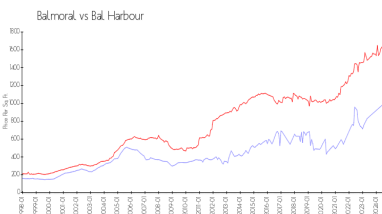
Balmoral Balmoral Condominium Association Incorporated
305-866-7792

<http://balmoralcondos.org>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|------------|-------------|--------------|-------------|---------|
| 19V | 1,388 sq ft | Sep 2024 | \$1,040,000 | \$749 |
| 11I | 1,388 sq ft | Sep 2024 | \$1,215,000 | \$875 |
| 16V | 1,388 sq ft | Aug 2024 | \$950,000 | \$684 |
| 17Z Direct | 1,984 sq ft | Jul 2024 | \$2,800,000 | \$1,411 |
| Ocean | | | | |
| 3T | 1,388 sq ft | May 2024 | \$657,000 | \$473 |

Market Information



| | | | |
|--------------|----------------|--------------|----------------|
| Balmoral: | \$1011/sq. ft. | Bal Harbour: | \$1635/sq. ft. |
| Bal Harbour: | \$1635/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Balmoral | 4% |
| Bal Harbour | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

Balmoral
Bal Harbour
Miami-Dade

97 days
109 days
86 days