

# Unit PH-08 - Bal Harbour 101

PH-08 - 10155 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11653215  
 Status: Active  
 Size: 2,525 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 4  
 Half Bathrooms: 4  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$2,995,000  
 List PPSF: \$1,186  
 Valuated Price: \$2,332,000  
 Valuated PPSF: \$924

*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: 171  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

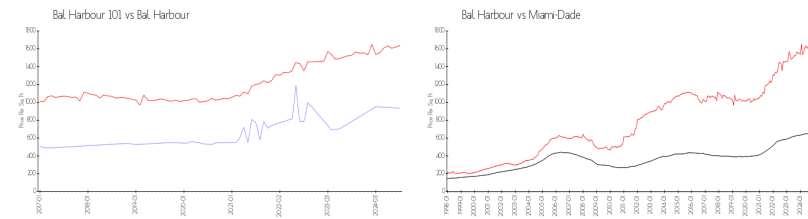
## Building Association Information

Bal Harbour 101  
 Condominium Association Inc  
 10155 Collins Ave APT 205  
 Miami, FL, 33154-1617  
 (305) 868-7616

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	2,525 sq ft	Oct 2024	\$1,400,000	\$554
1104	2,525 sq ft	Oct 2024	\$1,600,000	\$634
1403	2,525 sq ft	Aug 2024	\$1,530,000	\$606
PH03	2,525 sq ft	May 2024	\$1,750,000	\$693
1510	3,300 sq ft	Mar 2024	\$2,700,000	\$818
1206	2,540 sq ft	Mar 2024	\$2,360,000	\$929

## Market Information



Bal Harbour 101: \$935/sq. ft.  
 Bal Harbour: \$1635/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bal Harbour 101: 4%  
 Bal Harbour: 5%  
 Miami-Dade: 4%



## **Avg. Time to Close Over Last 12 Months**

Bal Harbour 101	122 days
Bal Harbour	110 days
Miami-Dade	86 days