

Unit 1003 NE-M - Oceana Bal Harbour

1003 NE-M - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11656844
Status:	Active
Size:	1,576 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking,Valet Parking
View:	
List Price:	\$4,950,000
List PPSF:	\$3,141
Valuated Price:	\$3,710,000
Valuated PPSF:	\$2,354

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:	25
Building inventory for sale:	10%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

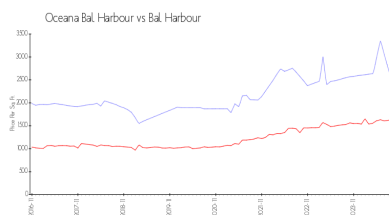
Oceana Bal Harbour
Address: 10201 Collins Ave,
Bal Harbour, FL 33154
Phone: +1 786-414-2929

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

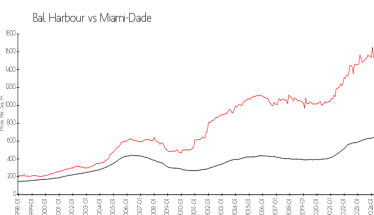
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1702	3,592 sq ft	Nov 2024	\$10,875,000	\$3,028
905	1,704 sq ft	Nov 2024	\$3,450,000	\$2,025
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



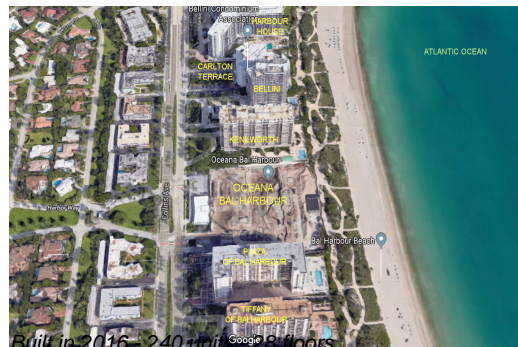
Oceana Bal Harbour: \$2457/sq. ft.
Bal Harbour: \$1635/sq. ft.



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

Inventory for Sale

Oceana Bal Harbour	11%
Bal Harbour	5%



Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Oceana Bal Harbour	139 days
Bal Harbour	120 days
Miami-Dade	87 days