

# Unit 2003 N - Oceana Bal Harbour

2003 N - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11667139  
 Status: Active  
 Size: 3,607 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:  
 List Price: \$10,500,000  
 List PPSF: \$2,911  
 Valuated Price: \$9,355,000  
 Valuated PPSF: \$2,701

*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: 24  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

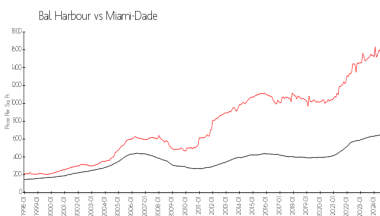
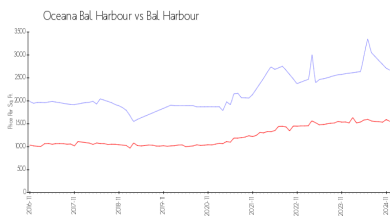
Oceana Bal Harbour  
 Address: 10201 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 786-414-2929

<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
PH01N - 2701N	7,534 sq ft	Sep 2024	\$21,500,000	\$2,854

## Market Information



Oceana Bal Harbour: \$2664/sq. ft.  
 Bal Harbour: \$1552/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Oceana Bal Harbour: 10%  
 Bal Harbour: 5%  
 Miami-Dade: 5%



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

Oceana Bal Harbour	145 days
Bal Harbour	118 days
Miami-Dade	90 days