

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:	\$10,250,000
List PPSF:	\$2,842
Valuated Price:	\$9,045,000
Valuated PPSF:	\$2,611

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:	23
Building inventory for sale:	9%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

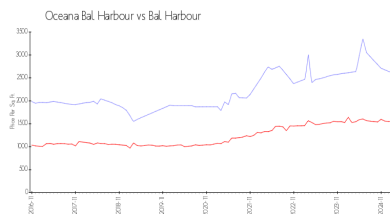
Oceana Bal Harbour
Address: 10201 Collins Ave,
Bal Harbour, FL 33154
Phone: +1 786-414-2929

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

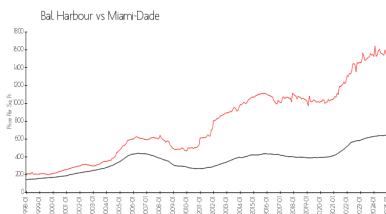
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,752 sq ft	Feb 2025	\$2,750,000	\$1,570
504/505N	2,971 sq ft	Feb 2025	\$6,025,000	\$2,028
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

Market Information



Oceana Bal Harbour: \$2576/sq. ft.
Bal Harbour: \$1558/sq. ft.



Bal Harbour: \$1558/sq. ft.
Miami-Dade: \$685/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	173 days
Bal Harbour	125 days
Miami-Dade	94 days