

Unit 1403 N - Oceana Bal Harbour

1403 N - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11671587
Status:	Active
Size:	3,345 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$9,995,000
List PPSF:	\$2,988
Valuated Price:	\$8,510,000
Valuated PPSF:	\$2,544

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

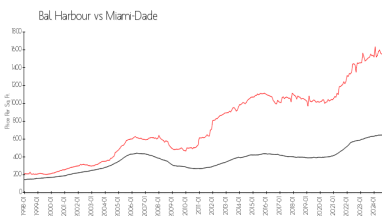
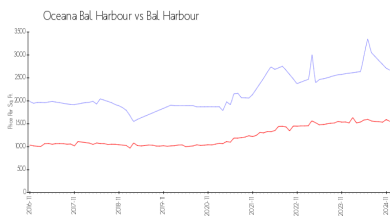
Oceana Bal Harbour
 Address: 10201 Collins Ave,
 Bal Harbour, FL 33154
 Phone: +1 786-414-2929

<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	117 days
Miami-Dade	91 days