

# Unit 422 - Harbour House

422 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11679321  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Covered Parking, Deeded Parking  
 View:  
 List Price: \$2,199,000  
 List PPSF: \$1,692  
 Valuated Price: \$1,057,000  
 Valuated PPSF: \$813

*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: 451  
 Number of active listings for rent: 57  
 Number of active listings for sale: 19  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

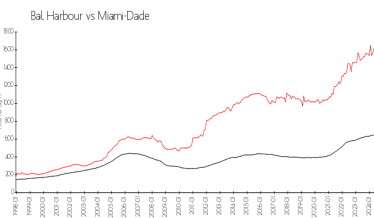
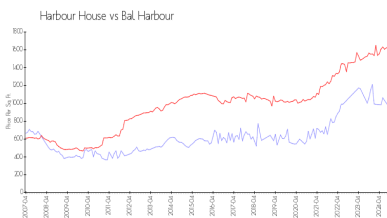
## Building Association Information

Harbour House Apartments  
 (305) 993-1610

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
729	896 sq ft	Oct 2024	\$700,000	\$781
332	1,056 sq ft	Sep 2024	\$1,035,000	\$980
1227	896 sq ft	Jun 2024	\$880,000	\$982
1228	896 sq ft	Jun 2024	\$840,000	\$938
1002	481 sq ft	May 2024	\$441,000	\$917

## Market Information



Harbour House: \$975/sq. ft. Bal Harbour: \$1635/sq. ft.  
 Bal Harbour: \$1635/sq. ft. Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Harbour House: 77 days  
 Bal Harbour: 110 days  
 Miami-Dade: 86 days

