

# Unit 906 - Tiffany

906 - 10175 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11679438                                      |
| Status:         | Active   |
| Size:           | 2,018 Sq ft.                                   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View:           |  |
| List Price:     | \$1,395,000                                    |
| List PPSF:      | \$691  |
| Valuated Price: | \$1,415,000                                    |
| Valuated PPSF:  | \$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:                         | 135 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

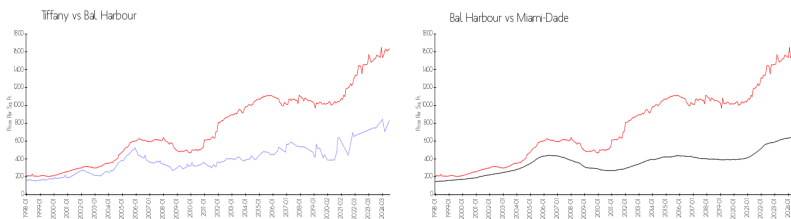
## Building Association Information

Tiffany Of Bal Harbour Condominium Association Inc  
 (305) 864-7137 & (305) 861-7834  
 Property manager: (305) 861-9938

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1704   | 2,018 sq ft | Jun 2024     | \$1,300,000 | \$644 |
| 1703   | 2,018 sq ft | May 2024     | \$1,500,000 | \$743 |
| PH6    | 2,018 sq ft | Mar 2024     | \$1,650,000 | \$818 |
| 805    | 2,018 sq ft | Feb 2024     | \$1,000,000 | \$496 |

## Market Information



|              |                |              |                |
|--------------|----------------|--------------|----------------|
| Tiffany:     | \$832/sq. ft.  | Bal Harbour: | \$1635/sq. ft. |
| Bal Harbour: | \$1635/sq. ft. | Miami-Dade:  | \$694/sq. ft.  |

## Inventory for Sale

|             |    |
|-------------|----|
| Tiffany     | 8% |
| Bal Harbour | 5% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months

|             |          |
|-------------|----------|
| Tiffany     | 262 days |
| Bal Harbour | 110 days |
| Miami-Dade  | 86 days  |

