

# Unit 803 - Bellini

803 - 10225 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11679869  
 Status: Active  
 Size: 2,918 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Parking-Under Building,Valet Parking

View:  
 List Price: \$3,500,000  
 List PPSF: \$1,199  
 Valuated Price: \$3,625,000  
 Valuated PPSF: \$1,242

*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: 77  
 Number of active listings for rent: 2  
 Number of active listings for sale: 7  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

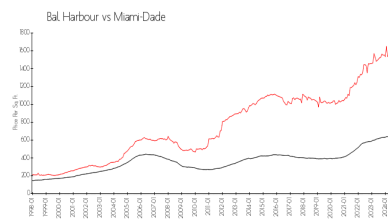
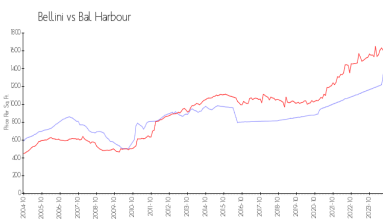
Bellini Condominium Association Inc  
 (305) 866-2229

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	3,820 sq ft	Oct 2024	\$4,925,000	\$1,289
402	3,820 sq ft	Jun 2024	\$4,300,000	\$1,126

## Market Information



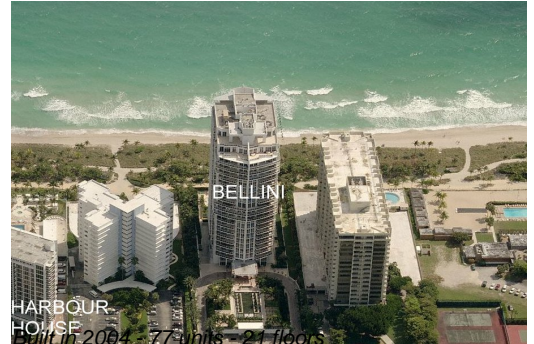
Bellini:	\$1552/sq. ft.	Bal Harbour:	\$1635/sq. ft.
Bal Harbour:	\$1635/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Bellini 9%  
 Bal Harbour 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Bellini 113 days  
 Bal Harbour 110 days



Miami-Dade

86 days