

# Unit 18H - Balmoral

18H - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11685287
Status:	Active
Size:	1,688 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$1,699,000
List PPSF:	\$1,007
Valuated Price:	\$1,361,000
Valuated PPSF:	\$806

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:	423
Number of active listings for rent:	4
Number of active listings for sale:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

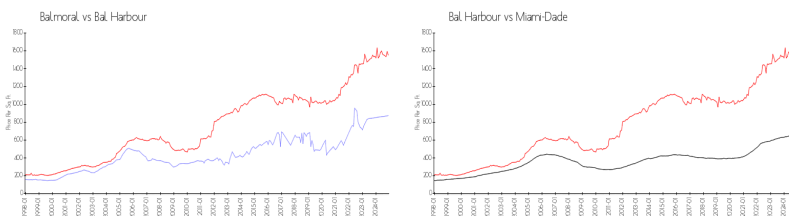
Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<http://balmoralcondos.org>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6G	1,388 sq ft	Dec 2024	\$1,000,000	\$720
19H	1,688 sq ft	Dec 2024	\$1,400,000	\$829
19V	1,388 sq ft	Sep 2024	\$1,040,000	\$749
11I	1,388 sq ft	Sep 2024	\$1,215,000	\$875
16V	1,388 sq ft	Aug 2024	\$950,000	\$684

## Market Information



Balmoral:	\$871/sq. ft.	Bal Harbour:	\$1552/sq. ft.
Bal Harbour:	\$1552/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Balmoral	5%
Bal Harbour	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Balmoral	95 days
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Bal Harbour  
Miami-Dade

118 days  
90 days