

Unit 6G - Balmoral

6G - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11690331
 Status: Active
 Size: 1,388 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,415,000
 List PPSF: \$1,019
 Valuated Price: \$1,176,000
 Valuated PPSF: \$847

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: 18
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

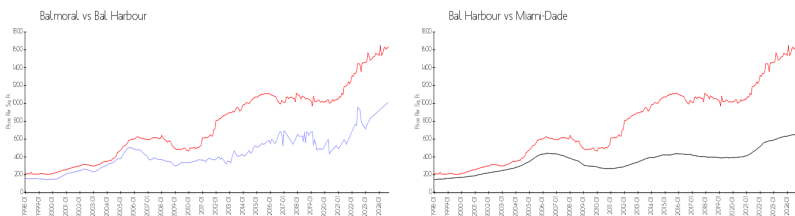
Balmoral Balmoral Condominium Association Incorporated
 305-866-7792

<http://balmoralcondos.org>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
17Z Direct	1,984 sq ft	Jul 2024	\$2,800,000	\$1,411
Ocean				
3T	1,388 sq ft	May 2024	\$657,000	\$473

Market Information



Balmoral: \$1011/sq. ft. Bal Harbour: \$1635/sq. ft.
 Bal Harbour: \$1635/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Balmoral
Bal Harbour
Miami-Dade

97 days
120 days
87 days