

# Unit 1608 - Majestic

1608 - 9601 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11696260  
 Status: Active  
 Size: 2,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$3,300,000  
 List PPSF: \$1,467  
 Valuated Price: \$3,050,000  
 Valuated PPSF: \$1,356

*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: 166  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 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

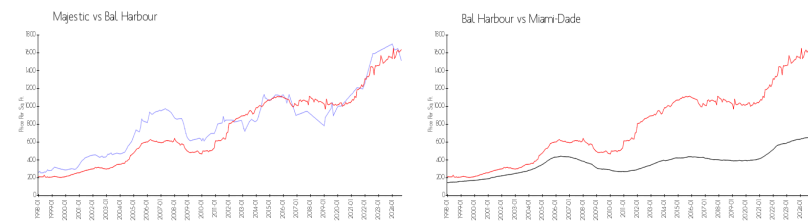
## Building Association Information

Majestic Tower At Bal Harbor Association  
 (305) 864-7973

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1009	2,160 sq ft	Jun 2024	\$3,000,000	\$1,389
1003	2,160 sq ft	Mar 2024	\$2,675,000	\$1,238
1607	2,150 sq ft	Jan 2024	\$3,600,000	\$1,674
808	2,250 sq ft	Dec 2023	\$2,287,000	\$1,016

## Market Information



Majestic:	\$1514/sq. ft.	Bal Harbour:	\$1635/sq. ft.
Bal Harbour:	\$1635/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Majestic: 3%  
 Bal Harbour: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Majestic: 165 days  
 Bal Harbour: 109 days  
 Miami-Dade: 86 days

