

# Unit 502 - Tiffany

502 - 10175 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11726978                      |
| Status:         | Active                         |
| Size:           | 2,353 Sq ft.                   |
| Bedrooms:       | 3                              |
| Full Bathrooms: | 2                              |
| Half Bathrooms: | 1                              |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View:           |                                |
| List Price:     | \$2,950,000                    |
| List PPSF:      | \$1,254                        |
| Valuated Price: | \$1,774,000                    |
| Valuated PPSF:  | \$754                          |

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:      | 9   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

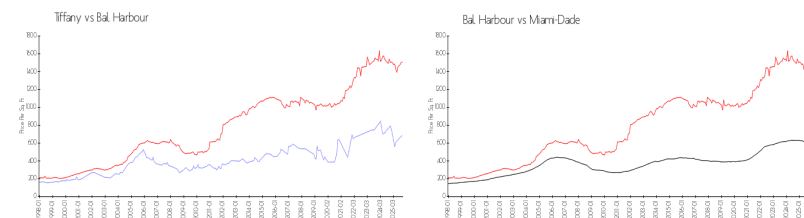
Tiffany Of Bal Harbour Condominium Association Inc  
(305) 864-7137 & (305) 861-7834  
Property manager: (305) 861-9938

<https://>

## Recent Sales

| Unit #    | Size        | Closing Date | Sale Price  | PPSF  |
|-----------|-------------|--------------|-------------|-------|
| 1707/1708 | 3,934 sq ft | Dec 2025     | \$2,450,000 | \$623 |
| PH8       | 1,967 sq ft | Nov 2025     | \$1,290,000 | \$656 |
| 307       | 1,967 sq ft | May 2025     | \$1,000,000 | \$508 |
| 306       | 2,018 sq ft | Apr 2025     | \$770,000   | \$382 |
| 1104      | 2,018 sq ft | Apr 2025     | \$1,275,000 | \$632 |

## Market Information

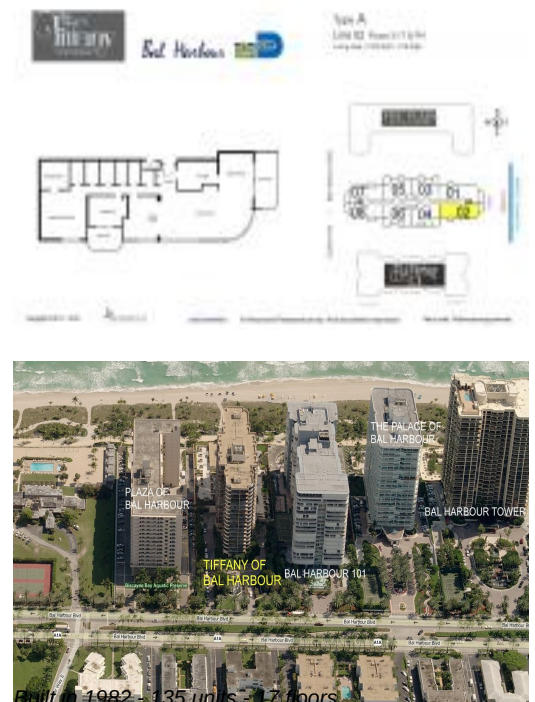


|              |                |              |                |
|--------------|----------------|--------------|----------------|
| Tiffany:     | \$689/sq. ft.  | Bal Harbour: | \$1508/sq. ft. |
| Bal Harbour: | \$1508/sq. ft. | Miami-Dade:  | \$668/sq. ft.  |

## Inventory for Sale

|             |    |
|-------------|----|
| Tiffany     | 7% |
| Bal Harbour | 4% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months



Tiffany  
Bal Harbour  
Miami-Dade

101 days  
107 days  
77 days