

# Unit 17J - Balmoral

17J - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11734817
Status:	Active
Size:	1,388 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,450,000
List PPSF:	\$1,045
Valuated Price:	\$1,296,000
Valuated PPSF:	\$934

*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:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

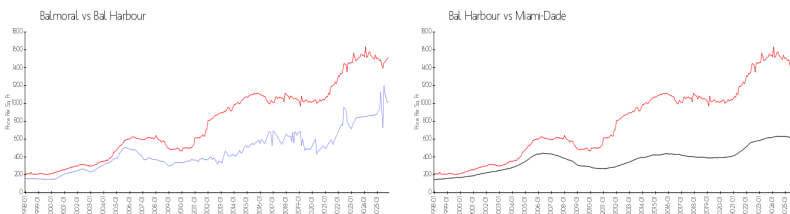
Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<https://balmoralcondos.org>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8Z	1,984 sq ft	Nov 2025	\$2,730,000	\$1,376
18H	1,688 sq ft	Nov 2025	\$1,350,000	\$800
19J	1,388 sq ft	Oct 2025	\$1,318,000	\$950
5D	1,942 sq ft	Aug 2025	\$1,330,000	\$685
6A Oceanfront	1,983 sq ft	Jul 2025	\$2,375,000	\$1,198
17S	1,942 sq ft	Jul 2025	\$2,650,000	\$1,365

## Market Information



Balmoral:	\$1019/sq. ft.	Bal Harbour:	\$1508/sq. ft.
Bal Harbour:	\$1508/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Balmoral  
Bal Harbour  
Miami-Dade

69 days  
107 days  
77 days