

Unit 404 SW - Oceana Bal Harbour

404 SW - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11779399 |
| Status: | Active |
| Size: | 1,267 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$2,775,000 |
| List PPSF: | \$2,190 |
| Valuated Price: | \$2,247,000 |
| Valuated PPSF: | \$1,773 |

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

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|--|-----|
| Number of units: | 238 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 18 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

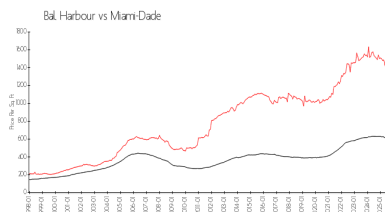
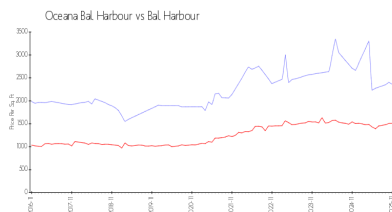
Oceana Bal Harbour
Address: 10201 Collins Ave,
Bal Harbour, FL 33154
Phone: +1 786-414-2929

<https://www.oceanabalharbour.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|--------------|---------|
| 1802 | 3,592 sq ft | Nov 2025 | \$9,350,000 | \$2,603 |
| 405 | 1,704 sq ft | Nov 2025 | \$2,550,000 | \$1,496 |
| 2601 | 7,442 sq ft | Oct 2025 | \$29,000,000 | \$3,897 |
| 202 | 2,114 sq ft | Oct 2025 | \$5,800,000 | \$2,744 |
| 303 | 1,459 sq ft | Sep 2025 | \$2,880,000 | \$1,974 |

Market Information



| | | | |
|---------------------|----------------|--------------|----------------|
| Oceana Bal Harbour: | \$2361/sq. ft. | Bal Harbour: | \$1508/sq. ft. |
| Bal Harbour: | \$1508/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|--------------------|----|
| Oceana Bal Harbour | 8% |
| Bal Harbour | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



| | |
|--------------------|----------|
| Oceana Bal Harbour | 146 days |
| Bal Harbour | 107 days |
| Miami-Dade | 77 days |