

Unit 431 - Harbour House

431 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11785554
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$1,280,000
List PPSF:	\$985
Valuated Price:	\$568,000
Valuated PPSF:	\$437

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:	451
Number of active listings for rent:	57
Number of active listings for sale:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

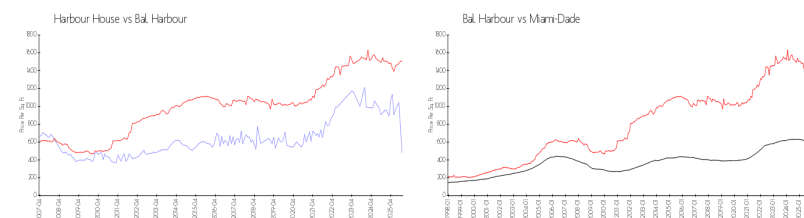
Harbour House Apartments
(305) 993-1610

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	481 sq ft	Dec 2025	\$440,000	\$915
802	481 sq ft	Dec 2025	\$450,000	\$936
219	1,056 sq ft	Sep 2025	\$1,135,000	\$1,075
1528	894 sq ft	Jul 2025	\$670,000	\$749
801	481 sq ft	Jul 2025	\$490,000	\$1,019

Market Information



Harbour House:	\$482/sq. ft.	Bal Harbour:	\$1508/sq. ft.
Bal Harbour:	\$1508/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Harbour House	5%
Bal Harbour	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Harbour House	71 days
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Bal Harbour
Miami-Dade

107 days
77 days