

Unit 1603 N - Oceana Bal Harbour

1603 N - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11826334
Status:	Active
Size:	3,464 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$9,750,000
List PPSF:	\$2,815
Valuated Price:	\$7,960,000
Valuated PPSF:	\$2,298

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:	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

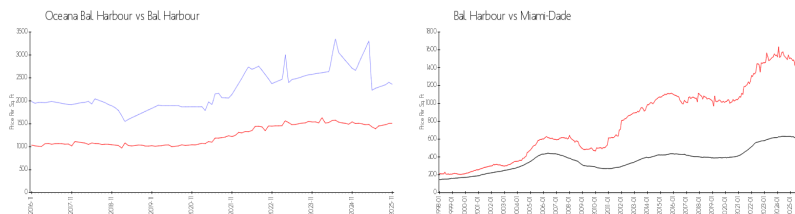
Oceana Bal Harbour
Address: 10201 Collins Ave,
Bal Harbour, FL 33154
Phone: +1 786-414-2929

<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