

# Unit 1704 - One Bal Harbour

1704 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11928011
Status:	Active
Size:	3,120 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$7,195,000
List PPSF:	\$2,306
Valuated Price:	\$5,215,000
Valuated PPSF:	\$1,671

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:	309
Number of active listings for rent:	16
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

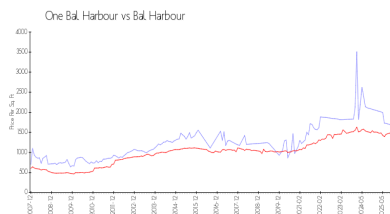
One Bal Harbour  
10275 Collins Ave, Bal Harbour, FL33154  
(305) 865-4700

<https://>

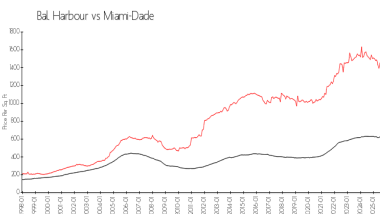
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1008	2,763 sq ft	Dec 2025	\$6,420,000	\$2,324
801	2,136 sq ft	Nov 2025	\$3,500,000	\$1,639
1802	4,005 sq ft	Oct 2025	\$9,350,000	\$2,335
401	2,136 sq ft	Jun 2025	\$3,300,000	\$1,545
1413	1,147 sq ft	Jun 2025	\$1,750,000	\$1,526

## Market Information



One Bal Harbour: \$1681/sq. ft.  
Bal Harbour: \$1508/sq. ft.

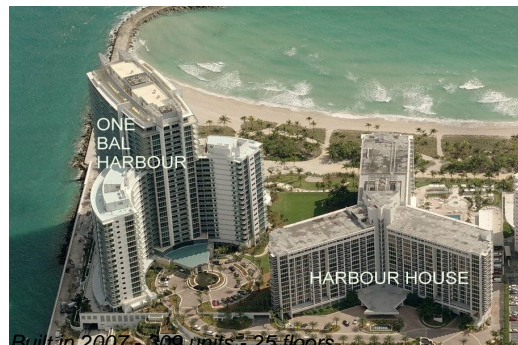


Bal Harbour: \$1508/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

One Bal Harbour	2%
Bal Harbour	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



One Bal Harbour	135 days
Bal Harbour	107 days
Miami-Dade	77 days