

# Unit 3Y - Balmoral

3Y - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11930713
Status:	Active
Size:	1,986 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces
View:	Direct Ocean,Pool Area View
Rental Price:	\$6,300
List PPSF:	\$3
Valuated Price:	\$2,580,000
Valuated PPSF:	\$1,299

*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

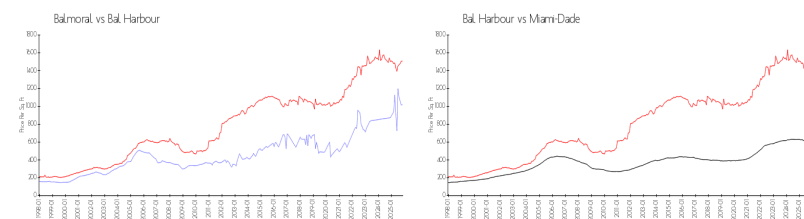
Number of units:	423
Number of active listings for rent:	4
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<https://balmoralcondos.org>

## 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	69 days
Bal Harbour	107 days
Miami-Dade	77 days

