

Unit 1403 N - Oceana Bal Harbour

1403 N - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11935308
Status:	Active
Size:	3,345 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$9,495,000
List PPSF:	\$2,839
Valuated Price:	\$7,513,000
Valuated PPSF:	\$2,246

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:	20
Building inventory for sale:	8%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Building Association Information

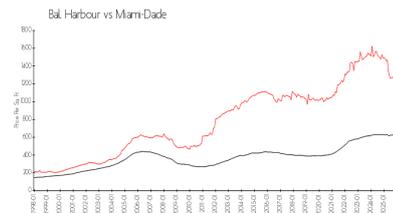
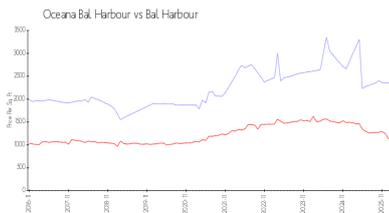
Oceana Bal Harbour
 Address: 10201 Collins Ave,
 Bal Harbour, FL 33154
 Phone: +1 786-414-2929

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	1,632 sq ft	Feb 2026	\$3,700,000	\$2,267
801	4,185 sq ft	Feb 2026	\$12,500,000	\$2,987
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

Market Information



Oceana Bal Harbour: \$2352/sq. ft.
 Bal Harbour: \$1142/sq. ft.

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 Miami-Dade: \$664/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	125 days
Bal Harbour	115 days
Miami-Dade	79 days