

## Unit 3Z - Balmoral

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

### Unit Information

MLS Number:	A11346116
Status:	Active
Size:	1,984 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces
View:	Direct Ocean
Rental Price:	\$5,500
List PPSF:	\$3
Valuated Price:	\$1,767,000
Valuated PPSF:	\$891

*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

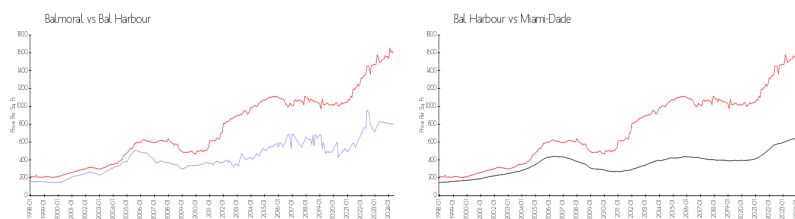
Number of units:	423
Number of active listings for rent:	4
Number of active listings for sale:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

### Building Association Information

Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<http://balmoralcondos.org>

### Market Information



Balmoral:	\$798/sq. ft.	Bal Harbour:	\$1588/sq. ft.
Bal Harbour:	\$1588/sq. ft.	Miami-Dade:	\$703/sq. ft.

### Inventory for Sale

Balmoral	3%
Bal Harbour	4%
Miami-Dade	3%

### Avg. Time to Close Over Last 12 Months

Balmoral	63 days
Bal Harbour	127 days
Miami-Dade	81 days

