

# Unit PH405 - Majestic

PH405 - 9601 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11452096
Status:	Active
Size:	3,070 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$8,250,000
List PPSF:	\$2,687
Valuated Price:	\$6,646,000
Valuated PPSF:	\$2,165

*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:	166
Number of active listings for rent:	1
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

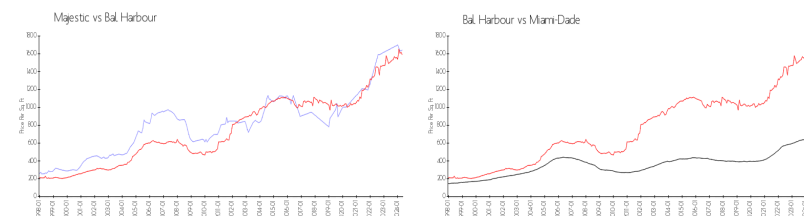
## Building Association Information

Majestic Tower At Bal Harbor Association  
(305) 864-7973

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	2,160 sq ft	Mar 2024	\$2,675,000	\$1,238
1607	2,150 sq ft	Jan 2024	\$3,600,000	\$1,674
808	2,250 sq ft	Dec 2023	\$2,287,000	\$1,016
804	2,160 sq ft	Jun 2023	\$2,900,000	\$1,343

## Market Information



Majestic:	\$1643/sq. ft.	Bal Harbour:	\$1588/sq. ft.
Bal Harbour:	\$1588/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Majestic	154 days
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Bal Harbour  
Miami-Dade

127 days  
81 days