

Unit 1403 N - Oceana Bal Harbour

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

Unit Information

MLS Number:	A11469083
Status:	Active
Size:	3,345 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$10,995,000
List PPSF:	\$3,287
Valuated Price:	\$8,421,000
Valuated PPSF:	\$2,517

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:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

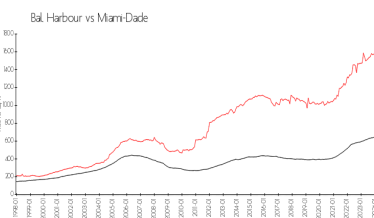
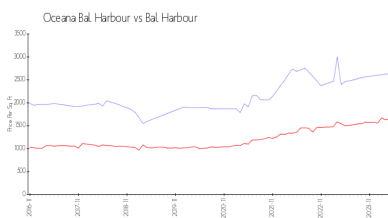
Oceana Bal Harbour
 Address: 10201 Collins Ave,
 Bal Harbour, FL 33154
 Phone: +1 786-414-2929

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,704 sq ft	Apr 2024	\$3,100,000	\$1,819
302	2,019 sq ft	Apr 2024	\$5,100,000	\$2,526
2607	2,233 sq ft	Oct 2023	\$5,700,000	\$2,553
305	1,704 sq ft	Oct 2023	\$2,750,000	\$1,614
603	1,513 sq ft	Sep 2023	\$3,550,000	\$2,346

Market Information



Oceana Bal Harbour: \$2637/sq. ft.
 Bal Harbour: \$1644/sq. ft.

Bal Harbour: \$1644/sq. ft.
 Miami-Dade: \$695/sq. ft.

Inventory for Sale

Oceana Bal Harbour 8%



Bal Harbour	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Oceana Bal Harbour	93 days
Bal Harbour	123 days
Miami-Dade	81 days