

# Unit 201 SW - Oceana Bal Harbour

201 SW - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11476654        |
| Status:         | Active           |
| Size:           | 1,805 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: |                  |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$3,275,000      |
| List PPSF:      | \$1,814          |
| Valuated Price: | \$3,507,000      |
| Valuated PPSF:  | \$1,943          |

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: | 10  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

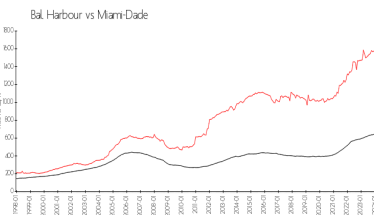
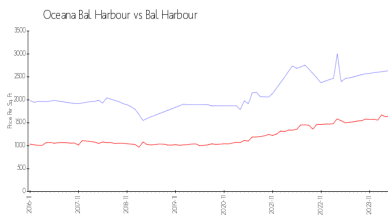
Oceana Bal Harbour  
 Address: 10201 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 786-414-2929

<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: \$694/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

121 days

Miami-Dade

81 days