

# Unit 11D - Palace at Bal Harbour

11D - 10101 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11483444
Status:	Active
Size:	2,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$3,050,000
List PPSF:	\$1,380
Valuated Price:	\$2,503,000
Valuated PPSF:	\$1,133

*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:	105
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

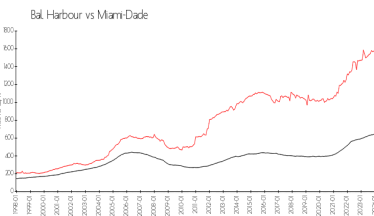
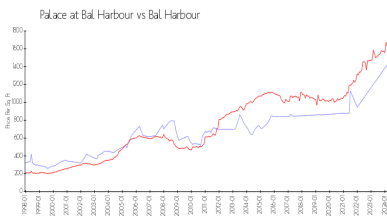
## Building Association Information

Palace at Bal Harbour Condominium  
(305) 866-5588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5E + CABANA #24	3,690 sq ft	Feb 2024	\$4,000,000	\$1,084
20E	3,690 sq ft	Aug 2023	\$4,300,000	\$1,165
7A	3,110 sq ft	Aug 2023	\$3,900,000	\$1,254
6B	3,110 sq ft	Jun 2023	\$3,050,000	\$981

## Market Information



Palace at Bal Harbour:	\$1439/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Palace at Bal Harbour	5%
Bal Harbour	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Palace at Bal Harbour  
Bal Harbour  
Miami-Dade

31 days  
123 days  
81 days