

Unit 5U - Balmoral

5U - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11512342
 Status: Active
 Size: 1,688 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$1,975,000
 List PPSF: \$1,170
 Valuated Price: \$1,396,000
 Valuated PPSF: \$827



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: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

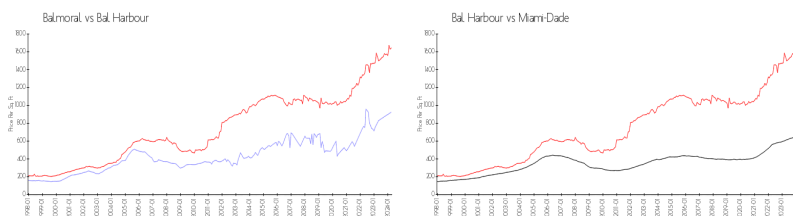
Balmoral Balmoral Condominium Association Incorporated
 305-866-7792

<http://balmoralcondos.org>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3T	1,388 sq ft	May 2024	\$657,000	\$473
14E	1,388 sq ft	Apr 2024	\$1,600,000	\$1,153
10U	1,688 sq ft	Dec 2023	\$1,700,000	\$1,007
10G	1,388 sq ft	Nov 2023	\$921,143	\$664
20M	1,388 sq ft	Sep 2023	\$876,000	\$631

Market Information



Balmoral: \$925/sq. ft.
 Bal Harbour: \$1644/sq. ft.
 Bal Harbour: \$1644/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Balmoral	78 days
Bal Harbour	121 days
Miami-Dade	81 days