

# Unit 11I - Balmoral

11I - 9801 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11515625
Status:	Active
Size:	1,388 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,300,000
List PPSF:	\$937
Valuated Price:	\$1,130,000
Valuated PPSF:	\$814

*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

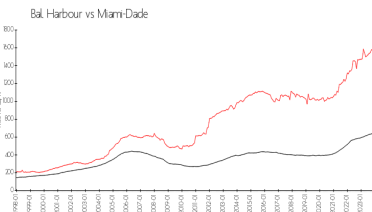
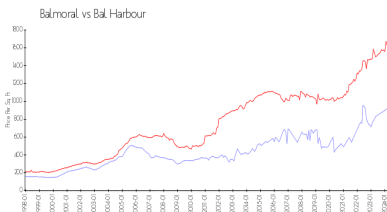
Balmoral Balmoral Condominium Association Incorporated  
305-866-7792

<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