

# Unit 1704 - Tiffany

1704 - 10175 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11530037
Status:	Active
Size:	2,018 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$1,400,000
List PPSF:	\$694
Valuated Price:	\$1,651,000
Valuated PPSF:	\$818

*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:	135
Number of active listings for rent:	1
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

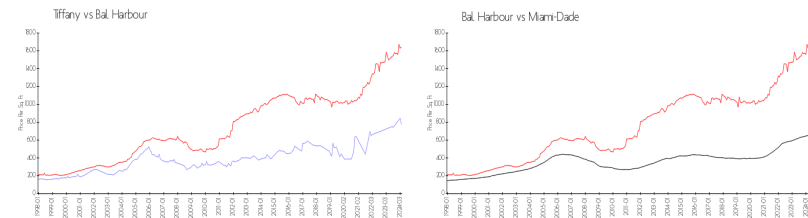
## Building Association Information

Tiffany Of Bal Harbour Condominium Association Inc  
 (305) 864-7137 & (305) 861-7834  
 Property manager: (305) 861-9938

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1703	2,018 sq ft	May 2024	\$1,500,000	\$743
PH6	2,018 sq ft	Mar 2024	\$1,650,000	\$818
805	2,018 sq ft	Feb 2024	\$1,000,000	\$496
208	1,967 sq ft	Sep 2023	\$970,000	\$493
1705	2,018 sq ft	Aug 2023	\$1,475,000	\$731
206	2,018 sq ft	Aug 2023	\$1,115,000	\$553

## Market Information



Tiffany:	\$779/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Tiffany	6%
Bal Harbour	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Tiffany	245 days
Bal Harbour	121 days
Miami-Dade	81 days