

# Unit 403 - Harbour House

403 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11532865  
 Status: Active  
 Size: 481 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$515,000  
 List PPSF: \$1,071  
 Valuated Price: \$414,000  
 Valuated PPSF: \$861

*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: 451  
 Number of active listings for rent: 57  
 Number of active listings for sale: 12  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

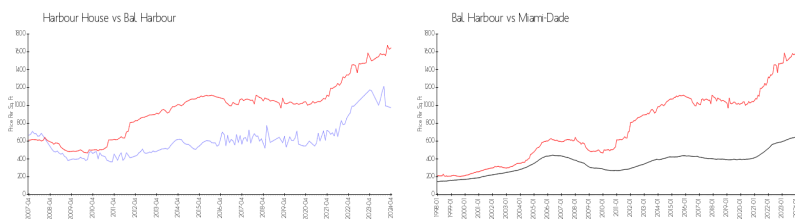
## Building Association Information

Harbour House Apartments  
 (305) 993-1610

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	481 sq ft	May 2024	\$441,000	\$917
428	896 sq ft	Apr 2024	\$690,000	\$770
1221	1,056 sq ft	Apr 2024	\$1,100,000	\$1,042
728	896 sq ft	Apr 2024	\$730,000	\$815
207	896 sq ft	Apr 2024	\$685,000	\$765

## Market Information

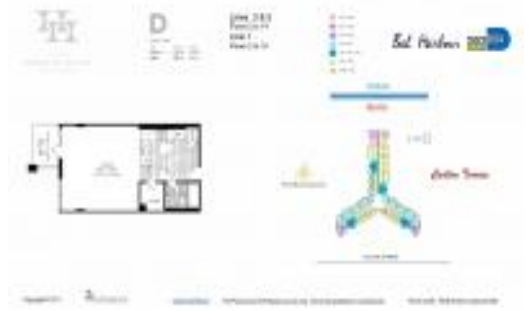


Harbour House: \$973/sq. ft.      Bal Harbour: \$1644/sq. ft.  
 Bal Harbour: \$1644/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Harbour House  
Bal Harbour  
Miami-Dade

115 days  
121 days  
81 days