

# Unit PH-2D - Bal Harbour Tower

PH-2D - 9999 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11536812  
 Status: Active  
 Size: 5,250 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking

View:  
 List Price: \$5,300,000  
 List PPSF: \$1,010  
 Valuated Price: \$5,506,000  
 Valuated PPSF: \$1,106

*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: 114  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

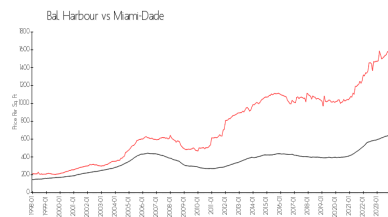
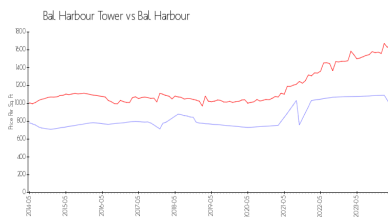
## Building Association Information

Bal Harbour Tower  
 Address: 9999 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 305-864-9999

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8E	3,230 sq ft	Apr 2024	\$3,100,000	\$960
14E	3,230 sq ft	Apr 2024	\$3,175,000	\$983
12J	3,670 sq ft	Feb 2024	\$3,600,000	\$981

## Market Information

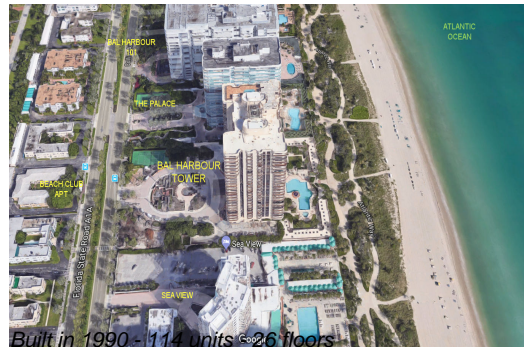


Bal Harbour Tower: \$981/sq. ft.      Bal Harbour: \$1644/sq. ft.  
 Bal Harbour: \$1644/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bal Harbour Tower: 4%  
 Bal Harbour: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Bal Harbour Tower  
Bal Harbour  
Miami-Dade

96 days  
121 days  
81 days