

# Unit 801 - One Bal Harbour

801 - 10295 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11546824  
 Status: Active  
 Size: 2,136 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Parking-Under Building  
 View:  
 List Price: \$4,280,000  
 List PPSF: \$2,004  
 Valuated Price: \$5,143,000  
 Valuated PPSF: \$2,408

*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: 309  
 Number of active listings for rent: 16  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

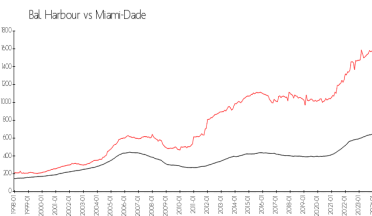
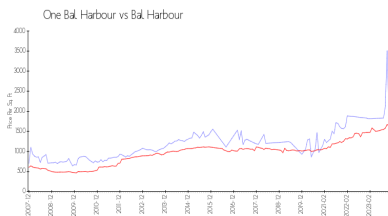
## Building Association Information

One Bal Harbour  
 10275 Collins Ave, Bal Harbour, FL33154  
 (305) 865-4700

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	3,105 sq ft	May 2024	\$3,700,000	\$1,192
506	2,009 sq ft	Apr 2024	\$3,400,000	\$1,692
806	2,009 sq ft	Mar 2024	\$2,900,000	\$1,444
1909	2,643 sq ft	Feb 2024	\$5,100,000	\$1,930
1602	4,049 sq ft	Feb 2024	\$8,000,000	\$1,976

## Market Information



One Bal Harbour: \$2192/sq. ft.      Bal Harbour: \$1644/sq. ft.  
 Bal Harbour: \$1644/sq. ft.      Miami-Dade: \$695/sq. ft.

## Inventory for Sale

One Bal Harbour: 1%  
 Bal Harbour: 4%  
 Miami-Dade: 3%

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

One Bal Harbour	78 days
Bal Harbour	123 days
Miami-Dade	81 days