

# Unit 2406 E - Oceana Bal Harbour

2406 E - 10201 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11559220
Status:	Active
Size:	2,625 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$7,950,000
List PPSF:	\$3,029
Valuated Price:	\$7,330,000
Valuated PPSF:	\$2,902

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:	238
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

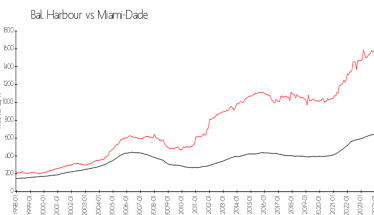
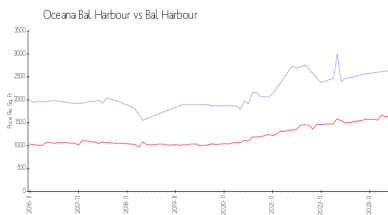
Oceana Bal Harbour  
 Address: 10201 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone: +1 786-414-2929

<http://www.oceanabalharbour.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,704 sq ft	Apr 2024	\$3,100,000	\$1,819
302	2,019 sq ft	Apr 2024	\$5,100,000	\$2,526
2607	2,233 sq ft	Oct 2023	\$5,700,000	\$2,553
305	1,704 sq ft	Oct 2023	\$2,750,000	\$1,614
603	1,513 sq ft	Sep 2023	\$3,550,000	\$2,346

## Market Information



Oceana Bal Harbour: \$2637/sq. ft.  
 Bal Harbour: \$1644/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Oceana Bal Harbour	8%
Bal Harbour	4%



Miami-Dade

3%

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

Oceana Bal Harbour

93 days

Bal Harbour

121 days

Miami-Dade

81 days