

# Unit PH206 - Majestic

PH206 - 9601 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11566310  
 Status: Active  
 Size: 2,690 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$5,250,000  
 List PPSF: \$1,952  
 Valuated Price: \$4,022,000  
 Valuated PPSF: \$1,495

*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: 166  
 Number of active listings for rent: 1  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

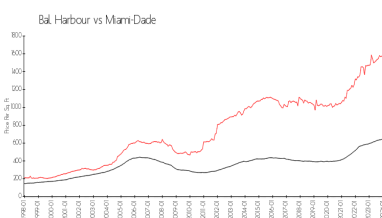
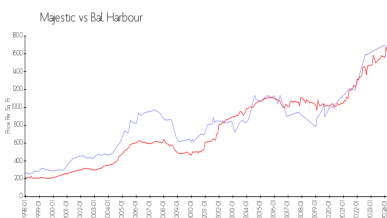
## Building Association Information

Majestic Tower At Bal Harbor Association  
 (305) 864-7973

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	2,160 sq ft	Mar 2024	\$2,675,000	\$1,238
1607	2,150 sq ft	Jan 2024	\$3,600,000	\$1,674
808	2,250 sq ft	Dec 2023	\$2,287,000	\$1,016
804	2,160 sq ft	Jun 2023	\$2,900,000	\$1,343

## Market Information



Majestic: \$1621/sq. ft.      Bal Harbour: \$1644/sq. ft.  
 Bal Harbour: \$1644/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Majestic  
Bal Harbour  
Miami-Dade

154 days  
121 days  
81 days