

Unit 417 - Harbour House

417 - 10275 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11574844
Status:	Active
Size:	1,056 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,250,000
List PPSF:	\$1,184
Valuated Price:	\$895,000
Valuated PPSF:	\$848

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

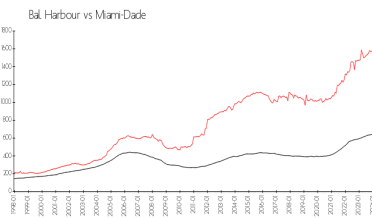
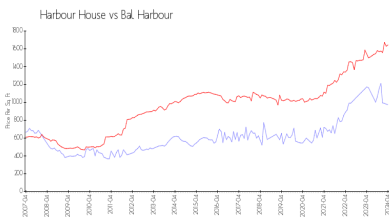
Building Association Information

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

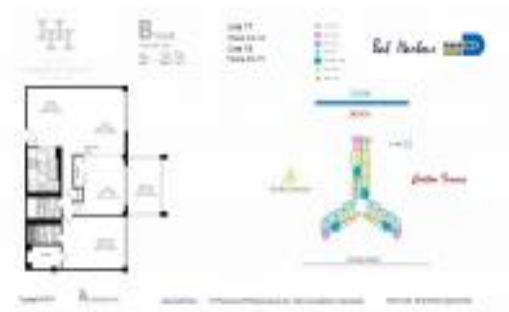


Harbour House:	\$973/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$694/sq. ft.

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