

# Unit 603S - St Regis (South)

603S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11364782  
 Status: Active  
 Size: 2,840 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$7,500,000  
 List PPSF: \$2,641  
 Valuated Price: \$6,819,000  
 Valuated PPSF: \$2,401

*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: 97  
 Number of active listings for rent: 5  
 Number of active listings for sale: 7  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

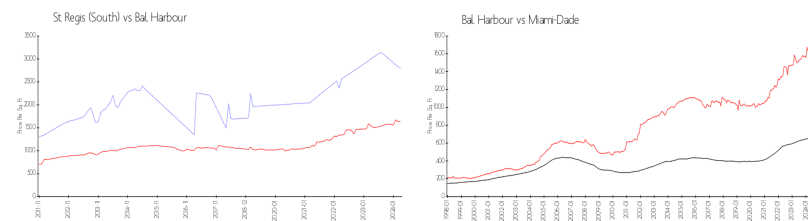
## Building Association Information

St Regis Condominium Association  
 9500 W Bay Harbor Dr Bay Harbor Islands, FL 33154  
 (305) 864-1084

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1405S	1,777 sq ft	Mar 2024	\$3,500,000	\$1,970
2302S	3,505 sq ft	Aug 2023	\$7,500,000	\$2,140
1503S	3,912 sq ft	Aug 2023	\$10,500,000	\$2,684
1902S	3,128 sq ft	May 2023	\$7,700,000	\$2,462

## Market Information



St Regis (South): \$2798/sq. ft.  
 Bal Harbour: \$1644/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

St Regis (South) 7%  
 Bal Harbour 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



St Regis (South)  
Bal Harbour  
Miami-Dade

162 days  
121 days  
81 days