

Unit 2404S - St Regis (South)

2404S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11414265
Status:	Active
Size:	3,003 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking, Valet Parking
View:	
List Price:	\$10,500,000
List PPSF:	\$3,497
Valuated Price:	\$8,624,000
Valuated PPSF:	\$2,872

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:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

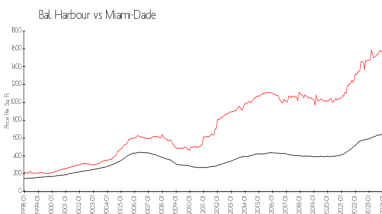
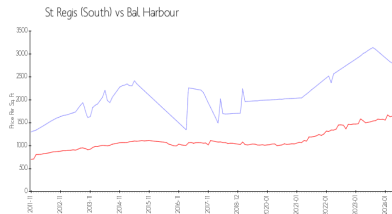
Building Association Information

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

Market Information



St Regis (South):	\$2798/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$695/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)	186 days
------------------	----------



Bal Harbour
Miami-Dade

123 days
81 days