

# Unit 2304N - St Regis (North)

2304N - 9705 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11468707
Status:	Active
Size:	1,685 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$4,600,000
List PPSF:	\$2,730
Valuated Price:	\$4,582,000
Valuated PPSF:	\$2,719

*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:	108
Number of active listings for rent:	2
Number of active listings for sale:	12
Building inventory for sale:	11%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

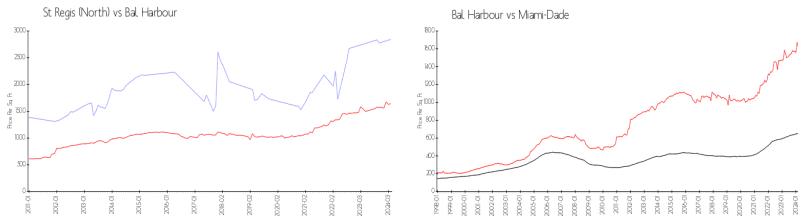
## Building Association Information

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
1904N	1,685 sq ft	Nov 2023	\$4,300,000	\$2,552
705N	1,599 sq ft	Jun 2023	\$2,850,000	\$1,782

## Market Information



St Regis (North):	\$2843/sq. ft.	Bal Harbour:	\$1644/sq. ft.
Bal Harbour:	\$1644/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

St Regis (North)	11%
Bal Harbour	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

St Regis (North)	417 days
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Bal Harbour  
Miami-Dade

123 days  
81 days