

# Unit 2600 - St Regis (Center)

2600 - 9703 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11315338  
 Status: Active  
 Size: 2,721 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$14,500,000  
 List PPSF: \$5,329  
 Valuated Price: \$9,181,000  
 Valuated PPSF: \$3,374

*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: 269  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

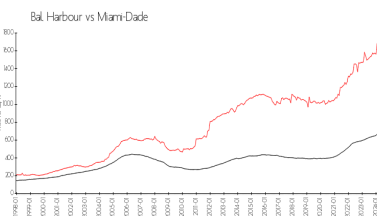
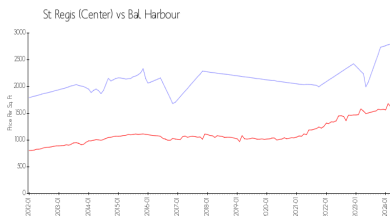
## Building Association Information

The St. Regis Bal Harbour Resort  
 Address: 9703 Collins Ave,  
 Bal Harbour, FL 33154  
 Phone:(305) 993-3300

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	1,069 sq ft	Jan 2024	\$2,475,000	\$2,315
2607	2,123 sq ft	Dec 2023	\$4,300,000	\$2,025
700	2,721 sq ft	Nov 2023	\$7,436,000	\$2,733
2612	1,541 sq ft	Oct 2023	\$3,000,000	\$1,947
2200	2,721 sq ft	May 2023	\$6,300,000	\$2,315

## Market Information



St Regis (Center): \$2796/sq. ft.  
 Bal Harbour: \$1624/sq. ft.

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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

St Regis (Center)	173 days
Bal Harbour	114 days
Miami-Dade	80 days