

# Unit 2604 - St Regis (Center)

2604 - 9703 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11359720
Status:	Active
Size:	1,799 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	Ocean View,Other View
Rental Price:	\$20,000
List PPSF:	\$11
Valuated Price:	\$5,518,000
Valuated PPSF:	\$3,067

*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.*

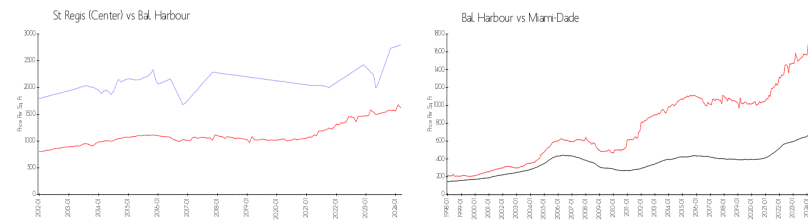
## Building Information

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

## Market Information



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

