

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: | \$8,626,000 |
| 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

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|--|----|
| Number of units: | 97 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 9% |
| 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 |

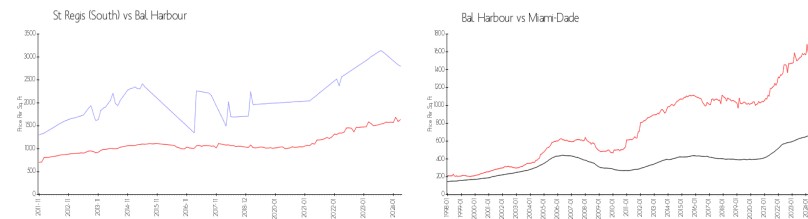
Building Association Information

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): | \$2799/sq. ft. | Bal Harbour: | \$1638/sq. ft. |
| Bal Harbour: | \$1638/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| St Regis (South) | 9% |
| Bal Harbour | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



St Regis (South)
Bal Harbour
Miami-Dade

162 days
116 days
81 days