

Unit 2204S - St Regis (South)

2204S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11427580
 Status: Active
 Size: 3,439 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 5
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$12,500,000
 List PPSF: \$3,635
 Valuated Price: \$9,684,000
 Valuated PPSF: \$2,816

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: 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

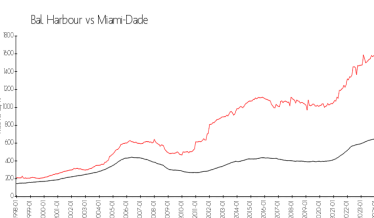
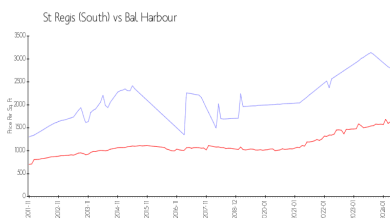
Building Association Information

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.
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 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