

Unit 1803N - St Regis (North)

1803N - 9705 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11449427 |
| Status: | Active |
| Size: | 3,424 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View: | |
| List Price: | \$7,900,000 |
| List PPSF: | \$2,307 |
| Valuated Price: | \$8,478,000 |
| Valuated PPSF: | \$2,710 |

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: | 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 |

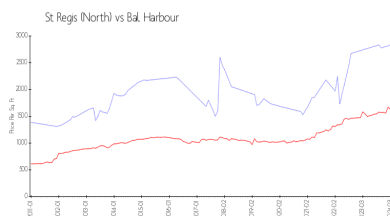
Building Association Information

St Regis Condominium Association
9500 W Bay Harbor Dr
Bay Harbor Islands, FL 33154
(305) 864-1084

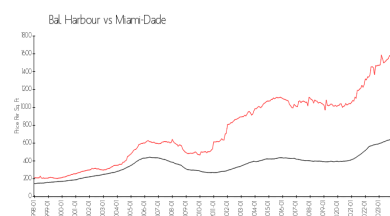
Recent Sales

| 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: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| St Regis (North) | 417 days |
|------------------|----------|



Bal Harbour
Miami-Dade

121 days
81 days