

# Unit 2502 - St Regis (Center)

2502 - 9703 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11490045
Status:	Active
Size:	2,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$6,750,000
List PPSF:	\$3,210
Valuated Price:	\$4,923,000
Valuated PPSF:	\$2,854

*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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

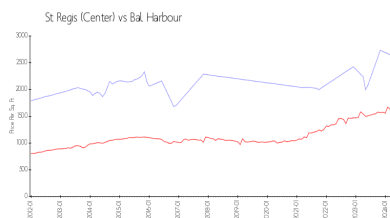
## Building Association Information

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

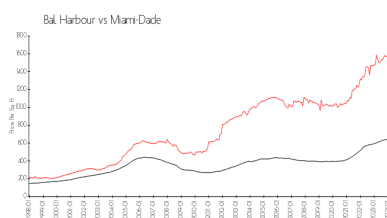
## Recent Sales

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

## Market Information



St Regis (Center): \$2627/sq. ft.  
Bal Harbour: \$1644/sq. ft.



Bal Harbour: \$1644/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

St Regis (Center)	2%
Bal Harbour	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



St Regis (Center)  
Bal Harbour  
Miami-Dade

168 days  
121 days  
81 days