

## Unit PH-04 - St Regis (Center)

PH-04 - 9703 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

### Unit Information

MLS Number:	A11561932
Status:	Active
Size:	1,799 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$5,900,000
List PPSF:	\$3,280
Valuated Price:	\$5,237,000
Valuated PPSF:	\$2,911

*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

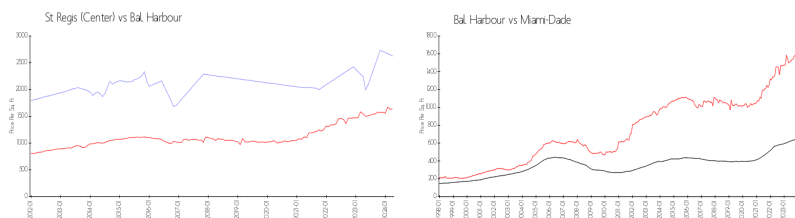
### Building Association Information

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