

# Unit 2301N - St Regis (North)

2301N - 9705 Collins Av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11569647
Status:	Active
Size:	3,884 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$12,250,000
List PPSF:	\$3,154
Valuated Price:	\$10,612,000
Valuated PPSF:	\$3,011

*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:	108
Number of active listings for rent:	2
Number of active listings for sale:	10
Building inventory for sale:	9%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

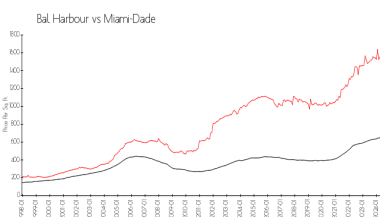
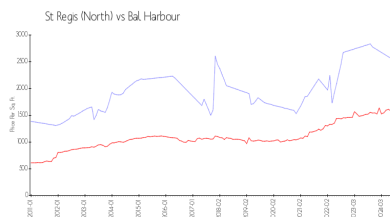
## Building Association Information

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

## Market Information



St Regis (North):	\$2543/sq. ft.	Bal Harbour:	\$1626/sq. ft.
Bal Harbour:	\$1626/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

St Regis (North)	9%
Bal Harbour	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

St Regis (North)	140 days
Bal Harbour	116 days
Miami-Dade	85 days

