

# Unit 1602S - St Regis (South)

1602S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11587733
Status:	Active
Size:	3,128 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$7,950,000
List PPSF:	\$2,542
Valuated Price:	\$8,274,000
Valuated PPSF:	\$2,645

*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:	6
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

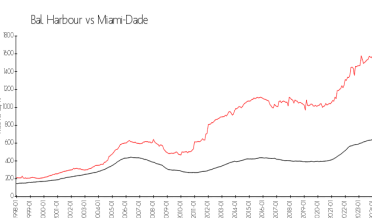
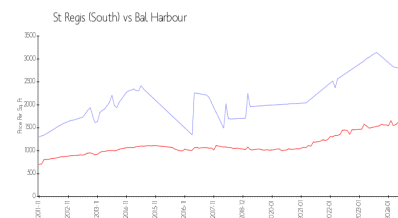
## Building Association Information

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
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

## Market Information



St Regis (South):	\$2791/sq. ft.	Bal Harbour:	\$1681/sq. ft.
Bal Harbour:	\$1681/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

St Regis (South)	6%
Bal Harbour	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



St Regis (South)  
Bal Harbour  
Miami-Dade

186 days  
116 days  
83 days