

Unit 1604S - St Regis (South)

1604S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11638528
 Status: Active
 Size: 1,685 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Valet Parking
 View:
 List Price: \$4,890,000
 List PPSF: \$2,902
 Valuated Price: \$4,111,000
 Valuated PPSF: \$2,440

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: 9
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

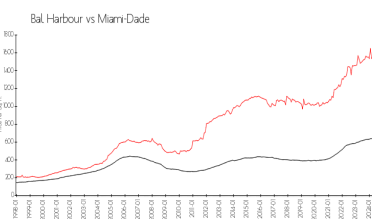
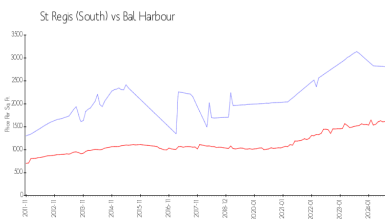
Building Association Information

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
701S	3,884 sq ft	Nov 2024	\$8,300,000	\$2,137
1602S	3,424 sq ft	Nov 2024	\$7,100,000	\$2,074
1405S	1,777 sq ft	Mar 2024	\$3,500,000	\$1,970

Market Information



St Regis (South):	\$2808/sq. ft.	Bal Harbour:	\$1635/sq. ft.
Bal Harbour:	\$1635/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

St Regis (South) 9%
 Bal Harbour 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

St Regis (South) 121 days
 Bal Harbour 109 days
 Miami-Dade 86 days

