

Unit 2404S - St Regis (South)

2404S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11684109
Status:	Pending
Size:	3,003 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$8,900,000
List PPSF:	\$2,964
Valuated Price:	\$9,356,000
Valuated PPSF:	\$3,116

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:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

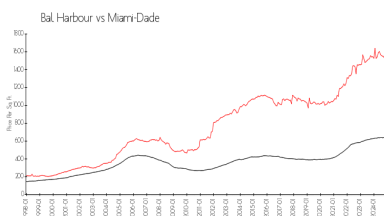
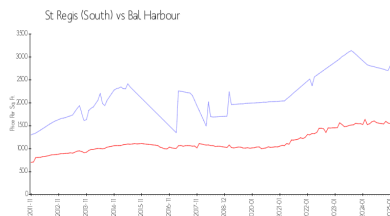
Building Association Information

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
1202S	3,128 sq ft	Feb 2025	\$7,150,000	\$2,286
603S	2,840 sq ft	Dec 2024	\$6,600,000	\$2,324
701S	3,884 sq ft	Nov 2024	\$8,300,000	\$2,137
1602S	3,424 sq ft	Nov 2024	\$7,100,000	\$2,074

Market Information



St Regis (South):	\$3035/sq. ft.	Bal Harbour:	\$1558/sq. ft.
Bal Harbour:	\$1558/sq. ft.	Miami-Dade:	\$685/sq. ft.

Inventory for Sale

St Regis (South)	7%
Bal Harbour	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

St Regis (South)	202 days
Bal Harbour	125 days
Miami-Dade	94 days

