

# Unit 2104S - St Regis (South)

2104S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11684112
Status:	Active
Size:	3,003 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Parking-Under Building,Valet Parking
View:	
List Price:	\$10,490,000
List PPSF:	\$3,493
Valuated Price:	\$8,093,000
Valuated PPSF:	\$2,695

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:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

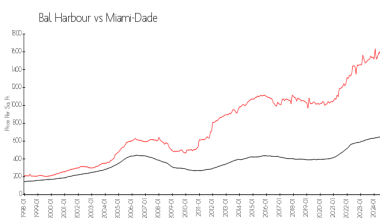
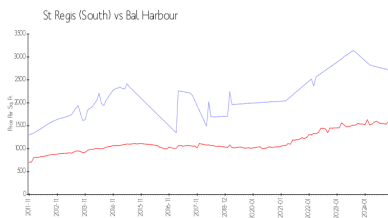
## Building Association Information

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
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
1405S	1,777 sq ft	Mar 2024	\$3,500,000	\$1,970

## Market Information



St Regis (South):	\$2705/sq. ft.	Bal Harbour:	\$1552/sq. ft.
Bal Harbour:	\$1552/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

St Regis (South)	231 days
Bal Harbour	118 days
Miami-Dade	90 days

