

# Unit 2501 - St Regis (Center)

2501 - 9703 Collins Ave, Bal Harbour, FL, Miami-Dade 33154

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11862366        |
| Status:         | Active           |
| Size:           | 1,725 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 3                |
| Half Bathrooms: | 0                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$4,590,000      |
| List PPSF:      | \$2,661          |
| Valuated Price: | \$4,729,000      |
| Valuated PPSF:  | \$2,741          |

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:                         | 269 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

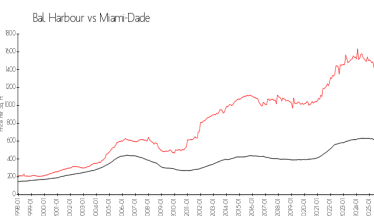
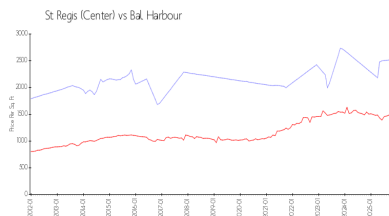
The St. Regis Bal Harbour Resort  
Address: 9703 Collins Ave,  
Bal Harbour, FL 33154  
Phone:(305) 993-3300

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1700   | 2,721 sq ft | Jun 2025     | \$7,500,000 | \$2,756 |
| 802    | 1,069 sq ft | May 2025     | \$2,550,000 | \$2,385 |
| 505    | 1,261 sq ft | Apr 2025     | \$2,450,000 | \$1,943 |
| 901    | 1,069 sq ft | Mar 2025     | \$2,600,000 | \$2,432 |

## Market Information



|                    |                |              |                |
|--------------------|----------------|--------------|----------------|
| St Regis (Center): | \$2524/sq. ft. | Bal Harbour: | \$1508/sq. ft. |
| Bal Harbour:       | \$1508/sq. ft. | Miami-Dade:  | \$668/sq. ft.  |

## Inventory for Sale

|                   |    |
|-------------------|----|
| St Regis (Center) | 4% |
| Bal Harbour       | 4% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months



St Regis (Center)  
Bal Harbour  
Miami-Dade

186 days  
107 days  
77 days