

Unit 2304N - St Regis (North)

2304N - 9705 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	A11886589
Status:	Active
Size:	1,685 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$4,600,000
List PPSF:	\$2,730
Valuated Price:	\$4,033,000
Valuated PPSF:	\$2,393

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:	108
Number of active listings for rent:	2
Number of active listings for sale:	12
Building inventory for sale:	11%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

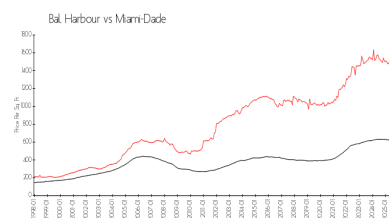
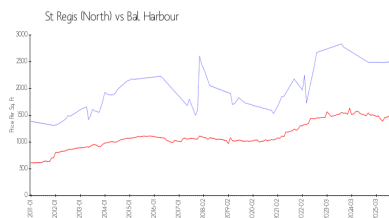
St Regis Condominium Association
9500 W Bay Harbor Dr
Bay Harbor Islands, FL 33154
(305) 864-1084

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803N	3,424 sq ft	Dec 2025	\$7,300,000	\$2,132
803N	2,840 sq ft	Jul 2025	\$6,100,000	\$2,148

Market Information



St Regis (North):	\$2503/sq. ft.	Bal Harbour:	\$1508/sq. ft.
Bal Harbour:	\$1508/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

St Regis (North)	11%
Bal Harbour	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

St Regis (North)	179 days
Bal Harbour	107 days



