

Unit 2303S - St Regis (South)

2303S - 9701 Collins av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11929781 |
| Status: | Active |
| Size: | 3,556 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Valet Parking |
| View: | |
| List Price: | \$11,500,000 |
| List PPSF: | \$3,234 |
| Valuated Price: | \$9,930,000 |
| Valuated PPSF: | \$2,792 |

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

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|--|----|
| Number of units: | 97 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

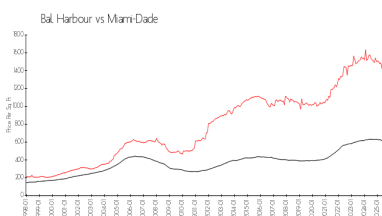
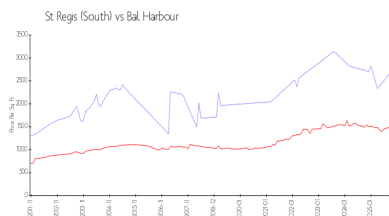
St Regis Condominium Association
9500 W Bay Harbor Dr Bay Harbor Islands, FL 33154
(305) 864-1084

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2404S | 3,003 sq ft | Apr 2025 | \$7,200,000 | \$2,398 |
| 1202S | 3,128 sq ft | Mar 2025 | \$7,150,000 | \$2,286 |

Market Information



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|-------------------|----------------|--------------|----------------|
| St Regis (South): | \$2748/sq. ft. | Bal Harbour: | \$1508/sq. ft. |
| Bal Harbour: | \$1508/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| St Regis (South) | 8% |
| Bal Harbour | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| St Regis (South) | 84 days |
| Bal Harbour | 107 days |
| Miami-Dade | 77 days |

