

Unit 2204N - St Regis (North)

2204N - 9705 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number: A11931548
 Status: Active
 Size: 3,688 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$7,900,000
 List PPSF: \$2,142
 Valuated Price: \$3,895,000
 Valuated PPSF: \$2,312

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: 1
 Number of sales over the last 3 months: 1

Building Association Information

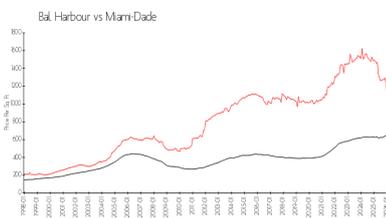
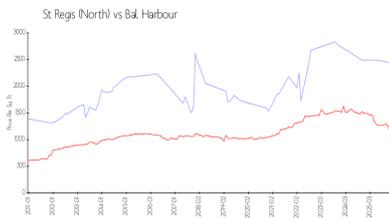
St Regis Condominium Association
 9500 W Bay Harbor Dr
 Bay Harbor Islands, FL 33154
 (305) 864-1084

<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): | \$2441/sq. ft. | Bal Harbour: | \$1142/sq. ft. |
| Bal Harbour: | \$1142/sq. ft. | Miami-Dade: | \$664/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) 175 days
 Bal Harbour 115 days



Miami-Dade

79 days