

Unit 1905N - St Regis (North)

1905N - 9705 Collins Av, Bal Harbour, FL, Miami-Dade 33154

Unit Information

MLS Number:	F10411528
Status:	Active
Size:	1,599 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	Bay, Intracoastal View
List Price:	\$3,990,000
List PPSF:	\$2,495
Valuated Price:	\$4,081,000
Valuated PPSF:	\$2,552

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:	0

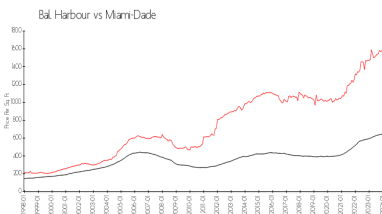
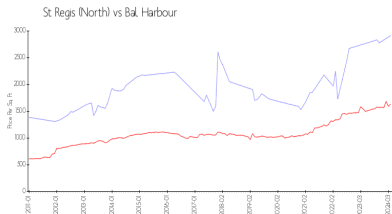
Building Association Information

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
1904N	1,685 sq ft	Nov 2023	\$4,300,000	\$2,552
705N	1,599 sq ft	Jun 2023	\$2,850,000	\$1,782

Market Information



St Regis (North):	\$2915/sq. ft.	Bal Harbour:	\$1638/sq. ft.
Bal Harbour:	\$1638/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

St Regis (North)	11%
Bal Harbour	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

St Regis (North)	417 days
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Bal Harbour
Miami-Dade

116 days
81 days