

Market Report

December, 2019



St Regis Residence

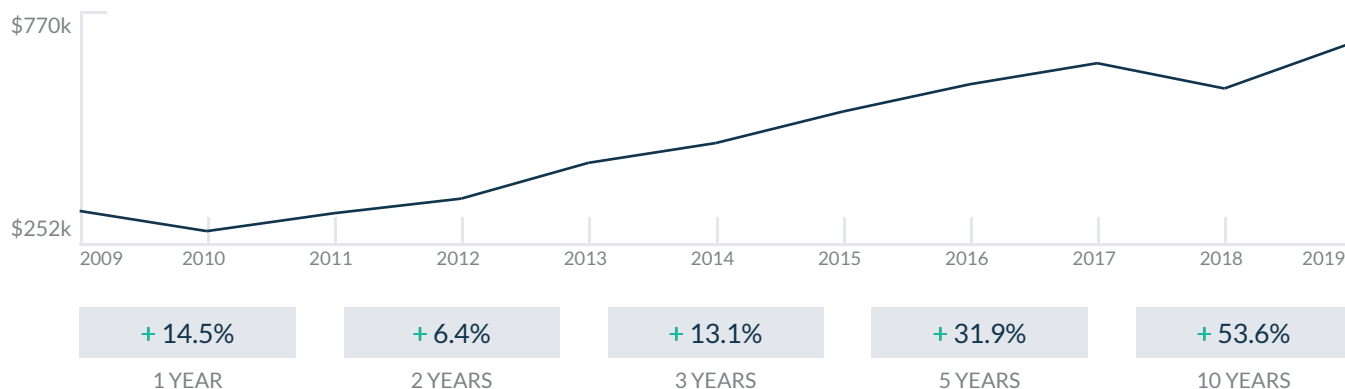
9701 Collins Ave
Bal Harbour, FL 33154

Every month we compile this comprehensive market report focus on St Regis Residence in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website stregisresidencecondosforsale.com.

Property Stats

POSTAL CODE 33154

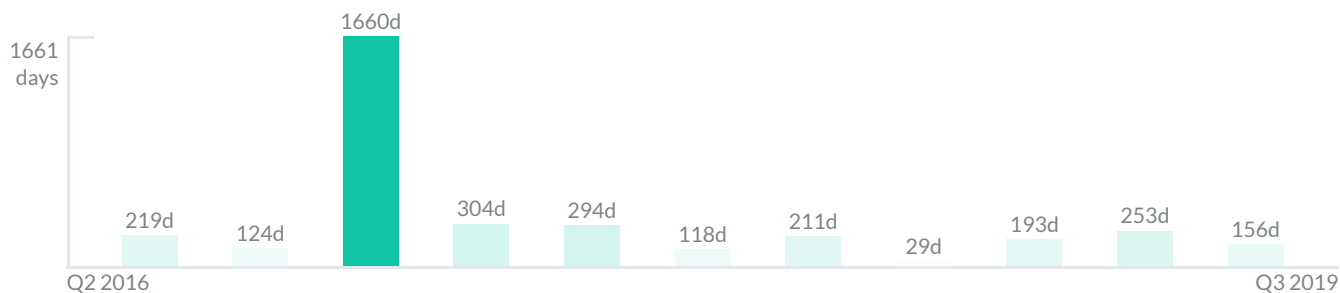
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Aspirra Raul Arnaldo Martinez Charter School	North Miami Senior High School
10/10	2/10	3/10

Insights

IN ST REGIS RESIDENCE

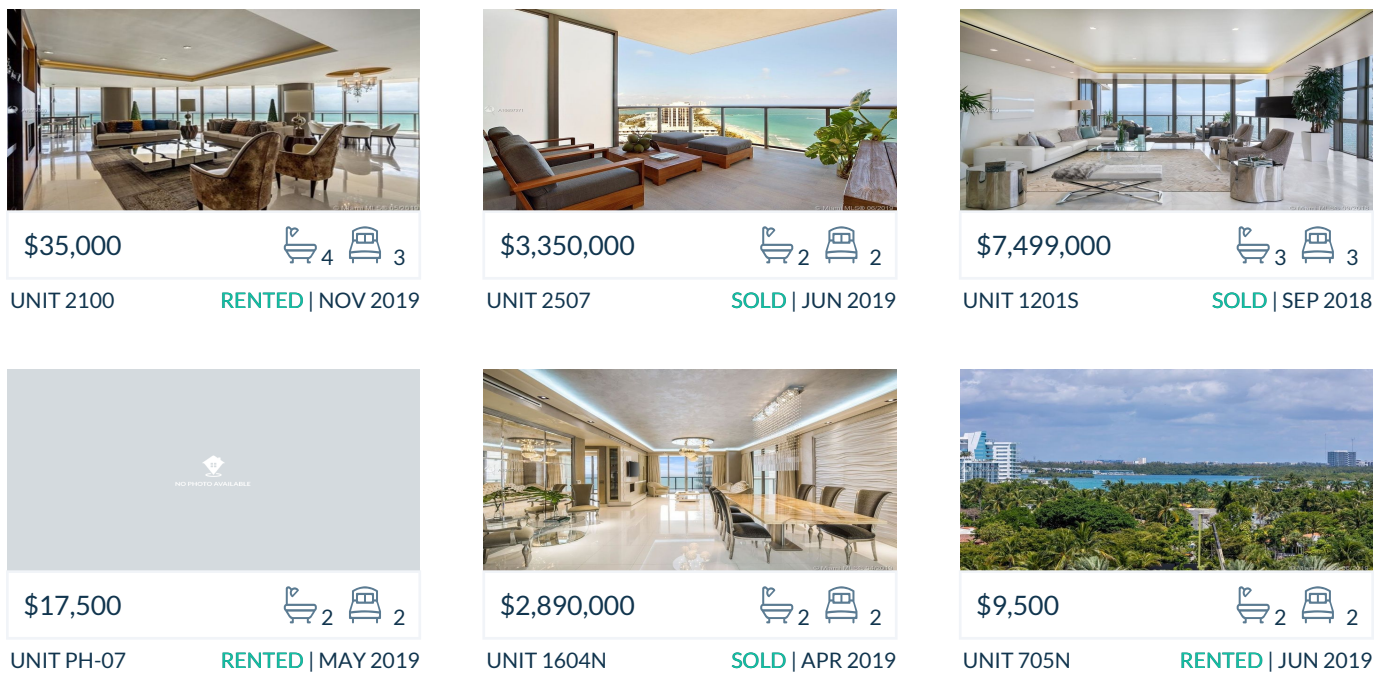
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for St Regis Residence



Sold

LAST 20 PROPERTIES SOLD IN ST REGIS RESIDENCE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2507	\$3,350,000	2/2	\$1,578.0	2,123	Sep 2019	58
1201S	\$7,499,000	3/3	\$1,930.7	3,884	Sep 2019	348
1604N	\$2,890,000	2/2	\$1,512.3	1,911	Jul 2019	62
1201N	\$5,995,000	3/3	\$1,543.5	3,884	Jun 2019	84
1005S	\$2,790,000	2/2	\$1,570.1	1,777	Apr 2019	76
904N	\$2,499,000	2/2	\$1,483.1	1,685	Apr 2019	1
LPH2...	\$9,499,000	3/3	\$2,445.7	3,884	Apr 2019	546
LPH2...	\$9,499,000	3/4	\$2,445.7	3,884	Apr 2019	546
905S	\$2,499,000	2/2	\$1,406.3	1,777	Apr 2019	265
1001S	\$6,850,000	3/3	\$1,764.1	3,883	Mar 2019	69
2002N	\$6,395,000	3/3	\$2,044.4	3,128	Mar 2019	91
703S/...	\$8,600,000	4/5	\$1,751.5	4,910	Mar 2019	203
405S	\$1,990,000	2/2	\$1,119.9	1,777	Mar 2019	229
503S	\$6,400,000	3/3	\$2,253.5	2,840	Mar 2019	123
1604S	\$2,560,000	2/2	\$1,339.6	1,911	Jan 2019	445
704S	\$2,800,000	2/2	\$1,465.2	1,911	Jul 2018	29
702S	\$5,395,000	3/4	\$1,722.0	3,133	Jun 2018	213
1103S	\$5,900,000	3/4	\$1,883.2	3,133	May 2018	142
1202S	\$5,800,000	3/3	\$1,854.2	3,128	May 2018	279
1903S	\$5,600,000	4/5	\$1,574.8	3,556	Mar 2018	118

Rented

LAST 20 PROPERTIES RENTED IN ST REGIS RESIDENCE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2100	\$35,000	3/4	\$11.1	3,153	Nov 2019	174
PH-07	\$17,500	2/2	\$8.2	2,123	Aug 2019	80
705N	\$9,500	2/2	\$5.9	1,599	Jul 2019	25
TS-26...	\$14,000	1/2	N/A	N/A	Jun 2019	42
1405N	\$15,000	2/2	\$8.4	1,777	May 2019	252
1802N	\$35,000	3/4	\$11.2	3,128	Apr 2019	109
504S	\$12,000	2/2	\$7.1	1,685	Jan 2019	125
1502N	\$17,950	3/3	\$5.2	3,424	Jan 2019	13
905S	\$14,000	2/3	\$7.9	1,777	Nov 2018	281
905S	\$14,000	2/2	\$7.9	1,777	Dec 2017	66
902S	\$25,000	3/3	\$8.8	2,839	Oct 2017	225
1205S	\$15,000	2/2	\$8.4	1,777	Jun 2017	439
904N	\$10,000	2/2	\$5.9	1,685	Mar 2017	68
1204S	\$20,000	2/2	\$11.9	1,685	Feb 2017	239
1902S	\$28,000	3/3	\$8.2	3,424	Dec 2016	40
1702N	\$29,900	3/3	\$9.6	3,128	Nov 2016	76
1805N	\$20,000	2/2	\$11.3	1,777	Nov 2016	263
2603S	\$45,000	3/3	\$13.1	3,424	Nov 2016	117
1003S	\$25,000	3/3	\$8.0	3,133	Nov 2016	484
702N	\$25,000	3/3	\$8.8	2,839	Oct 2016	51

Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-07	\$5,300,000	2/2	\$2,496.5	2123	Nov 2019	N/A
LPH4	\$6,980,000	3/4	\$2,029.7	3439	Oct 2019	HIZURU EHARA
PH-15	\$17,500/mth	2/2	\$9.8	1785	Oct 2019	MICHAEL ROS...
PH-04	\$23,000/mth	2/3	\$11.0	2100	Oct 2019	
404S	\$2,490,000	2/3	\$1,477.7	1685	Oct 2019	TT III 802 LLC...
405S	\$13,500/mth	2/3	\$7.6	1777	Oct 2019	N/A
405N	\$2,175,000	2/3	\$1,224.0	1777	Nov 2019	THERESA FLIE...
501N	\$6,850,000	4/4	\$1,763.6	3884	Oct 2019	VLADIMIR BU...
502S	\$5,995,000	3/3	\$1,913.5	3133	Mar 2017	N/A
502S	\$5,995,000	3/4	\$1,913.5	3133	Oct 2019	N/A
503N	\$30,000/mth	3/3	\$10.6	2840	Jul 2019	N/A
504N	\$15,000/mth	2/3	\$8.9	1685	Oct 2019	N/A
504S	\$12,000/mth	2/3	\$7.1	1685	Oct 2019	P.L. ERICK MA...
505	\$2,490,000	2/2	\$1,974.6	1261	Oct 2019	LUMA 505 LL...
505N	\$11,250/mth	2/3	\$6.3	1777	Nov 2019	N/A
601S	\$6,500,000	3/4	\$1,673.5	3884	Nov 2019	N/A
601	\$2,582,000	1/2	\$1,747.0	1478	Oct 2019	REFERENCE O...
603S	\$35,000/mth	4/4	\$12.3	2840	Sep 2015	N/A
603S	\$35,000/mth	4/4	\$12.3	2840	Nov 2019	N/A
603S	\$5,900,000	4/4	\$2,077.5	2840	Oct 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
702N	\$5,299,000	3/4	\$1,691.4	3133	Nov 2019	
704N	\$17,000/mth	2/3	\$10.1	1685	Oct 2019	N/A
706	\$2,590,000	2/2	\$2,053.9	1261	Oct 2019	N/A
805	\$2,750,000	1/2	\$2,180.8	1261	Jul 2016	AMERICAN ST...
901	\$2,537,000	2/2	\$1,716.5	1478	Jan 2016	N/A
901N	\$6,300,000	4/4	\$1,622.0	3884	Jan 2017	N/A
903	\$5,495,000	3/4	\$1,753.9	3133	Oct 2019	N/A
906	\$2,789,000	2/2	\$2,211.7	1261	Oct 2019	CARMELA 82 I...
1005S	\$14,000/mth	2/2	\$7.9	1777	Feb 2017	N/A
1005S	\$14,000/mth	2/3	\$7.9	1777	Oct 2019	N/A
1102S	\$5,400,000	3/4	\$1,741.9	3100	Oct 2019	N/A
1104N	\$2,690,000	2/2	\$1,596.4	1685	Jul 2019	N/A
1105N	\$15,000/mth	2/3	\$8.4	1777	Oct 2019	ANASTASIA B...
1204	\$20,000/mth	2/2	\$10.5	1911	Nov 2017	ADRIANA CAL...
1204	\$20,000/mth	2/3	\$10.5	1911	Oct 2019	ADRIANA CAL...
1403N	\$6,400,000	3/4	\$2,046.0	3128	Nov 2019	FUDIN CONS...
1404N	\$10,500/mth	2/3	\$6.2	1685	Oct 2019	BEAU REVE IN...
1405N	\$2,550,000	2/2	\$1,594.7	1599	Jul 2019	N/A
1503S	\$9,675,000	4/4	\$2,473.2	3912	Aug 2017	SUSAN MAOU...
1503S	\$9,675,000	4/5	\$2,473.2	3912	Oct 2019	SUSAN MAOU...

Currently Listed

ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1603-S	\$35,000/mth	3/4	\$10.2	3424	Oct 2019	N/A
1603-S	\$6,800,000	3/4	\$2,173.9	3128	Oct 2019	N/A
1800	\$9,000,000	3/4	\$3,307.6	2721	Nov 2019	N/A
1800	\$35,000/mth	3/4	\$12.9	2721	Oct 2019	N/A
1805N	\$18,000/mth	2/2	\$10.1	1777	Aug 2018	N/A
1900	\$7,995,000	3/4	\$2,535.7	3153	Oct 2019	PAUL G ROBE...
1903S	\$7,500,000	4/6	\$2,109.1	3556	Oct 2019	N/A
2003N	\$8,500,000	4/4	\$2,390.3	3556	Oct 2019	N/A
2003N	\$45,000/mth	4/4	\$12.7	3556	Oct 2019	N/A
2004N	\$35,000/mth	3/4	\$11.4	3061	Nov 2019	
2004N	\$6,450,000	3/4	\$2,147.9	3003	Nov 2019	
2100	\$9,500,000	3/4	\$3,013.0	3153	Nov 2019	N/A
2203N	\$5,950,000	3/4	\$1,902.2	3128	Oct 2019	N/A
2503N	\$6,650,000	3/4	\$2,126.0	3128	Oct 2019	ELENA ANDR...
2505N	\$2,875,000	2/3	\$1,798.0	1599	Oct 2019	RONY SCHLA...
2600	\$14,500,000	3/4	\$5,328.9	2721	Dec 2019	FLORINA PRO...
2604	\$25,000/mth	2/3	\$13.9	1799	Oct 2019	N/A
2607	\$4,545,000	2/3	\$1,902.5	2389	Oct 2019	N/A