



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

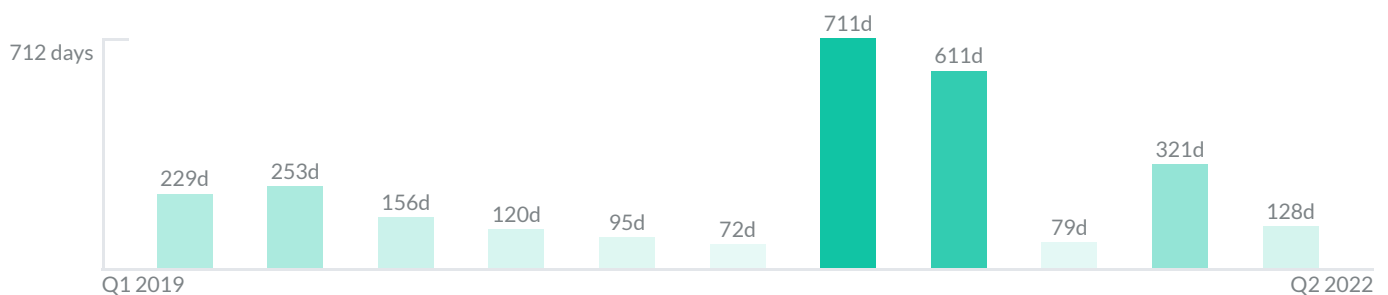
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

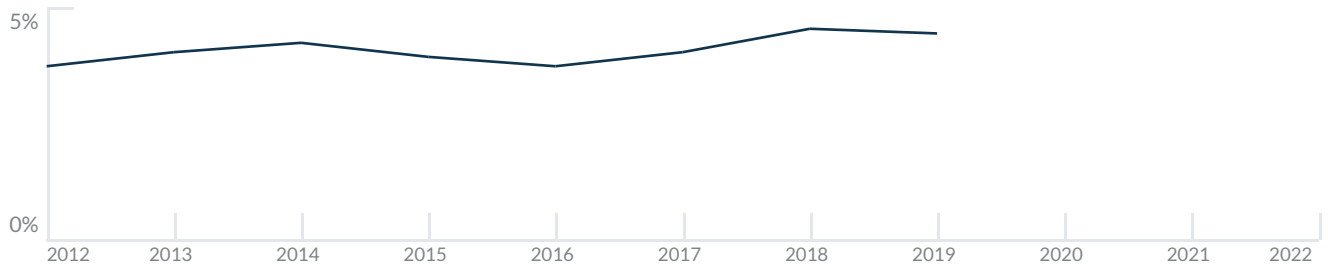


Mortgage Rates

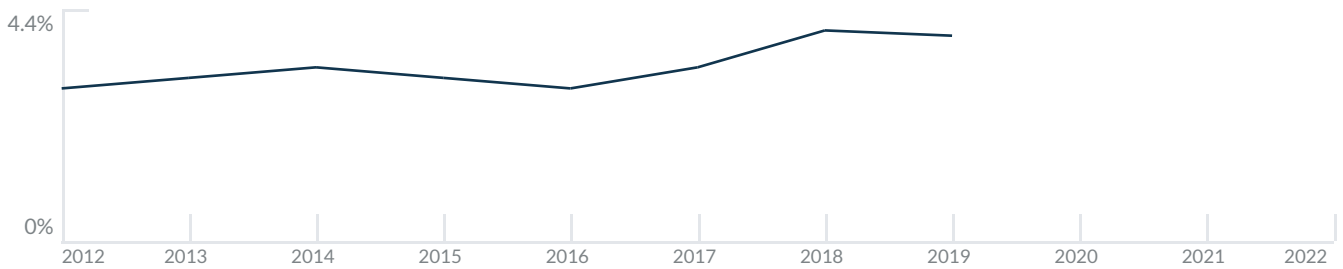
PER YEAR

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©

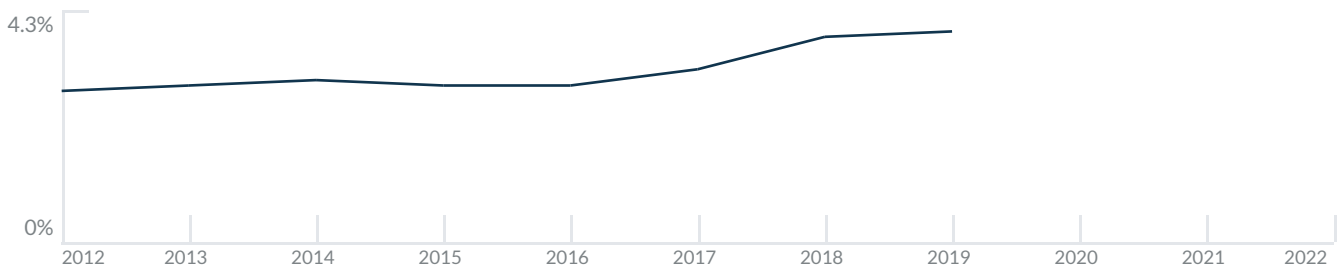
30 YEARS FIXED 4.4%



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.

2 BEDS

\$3,950,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

3 BED

\$11,726,000
AVERAGE PRICE

3 FOR SALE
0 FOR RENT

0.9% to 3.6%

CAP RATE

Yearly net income when rent

3.9%

NEGOTIABILITY

What you can negotiate

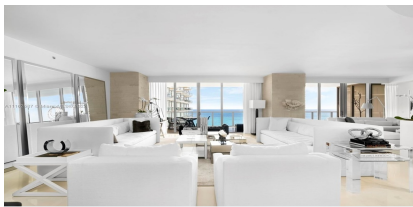


Sale within the last month

Activity

SOLD OR RENTED

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

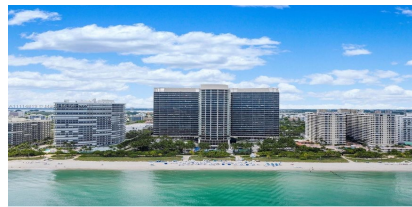


\$50,000



UNIT 1904S

RENTED | APR 2022

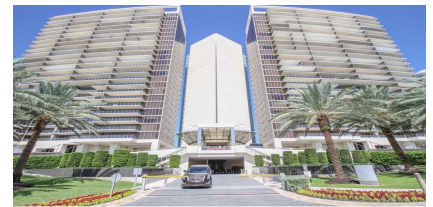


\$9,900,000



UNIT 2303S

SOLD | APR 2022

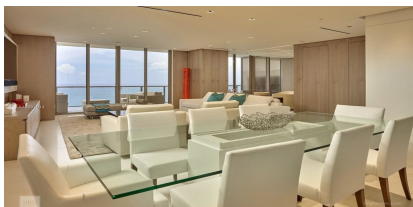


\$19,500



UNIT 1005S

RENTED | FEB 2022

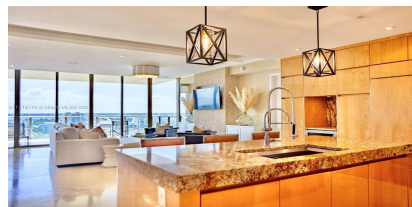


\$75,000



UNIT 2704S

RENTED | FEB 2022



\$22,000



UNIT 1605S

RENTED | DEC 2021



\$40,000



UNIT 1403N

RENTED | NOV 2021

Sold

LAST 20 PROPERTIES SOLD IN ST REGIS RESIDENCE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2303S	\$9,900,000	4/6	\$2,784.0	3,556	Apr 2022	128
905S	\$3,150,000	2/3	\$1,970.0	1,599	Jul 2021	13
1603-S	\$6,690,000	3/4	\$2,138.7	3,128	Jul 2021	629
603S	\$5,500,000	4/4	\$1,936.6	2,840	Jun 2021	4
1902S	\$6,495,000	3/4	\$1,896.9	3,424	Jun 2021	237
1903S	\$6,500,000	4/6	\$1,827.9	3,556	May 2021	74
602S	\$5,250,000	3/4	\$1,849.2	2,839	Apr 2021	1
2302S	\$6,795,000	3/4	\$1,984.5	3,424	Mar 2021	152
502S	\$4,495,000	3/4	\$1,434.7	3,133	Mar 2021	1070
1403N	\$4,890,000	3/4	\$1,563.3	3,128	Dec 2020	711
1401S	\$7,500,000	3/4	\$1,931.0	3,884	Jul 2020	123
1605S	\$2,399,000	2/3	\$1,500.3	1,599	Jul 2020	21
LPH4	\$6,780,000	3/4	\$1,971.5	3,439	Mar 2020	178
404S	\$2,390,000	2/3	\$1,418.4	1,685	Feb 2020	11
1104N	\$2,690,000	2/3	\$1,596.4	1,685	Oct 2019	120
2507	\$3,350,000	2/2	\$1,578.0	2,123	Sep 2019	58
1201S	\$7,499,000	3/4	\$1,930.7	3,884	Sep 2019	348
1604N	\$2,890,000	2/3	\$1,512.3	1,911	Jul 2019	62
1201N	\$5,995,000	3/4	\$1,543.5	3,884	Jun 2019	84
1005S	\$2,790,000	2/3	\$1,570.1	1,777	Apr 2019	76

Rented

LAST 20 PROPERTIES RENTED IN ST REGIS RESIDENCE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1904S	\$50,000	3/4	\$16.7	3,003	Apr 2022	36
1005S	\$19,500	2/3	\$12.2	1,599	Dec 2021	19
2704S	\$75,000	3/4	\$21.8	3,439	Dec 2021	315
1605S	\$22,000	2/3	\$13.8	1,599	Dec 2021	5
1403N	\$40,000	3/4	\$12.8	3,128	Nov 2021	13
2304N	\$20,000	2/3	\$11.9	1,685	Oct 2021	651
1605S	\$18,000	2/3	\$11.3	1,599	Aug 2021	34
1105N	\$15,000	2/3	\$8.4	1,777	Aug 2021	1431
902S	\$27,000	3/4	\$9.5	2,839	May 2021	84
1603-S	\$35,000	3/4	\$10.2	3,424	Mar 2021	954
404S	\$14,000	2/3	\$8.3	1,685	Feb 2021	352
505N	\$14,000	2/3	\$8.8	1,599	Jan 2021	628
605S	\$15,000	2/3	\$9.4	1,599	Jan 2021	198
1902S	\$29,000	3/4	\$9.3	3,128	Dec 2020	270
1204	\$20,000	2/3	\$10.5	1,911	Dec 2020	1138
2204S	\$45,000	4/5	\$13.1	3,439	Dec 2020	258
1005S	\$14,000	2/3	\$8.8	1,599	Nov 2020	293
1102R	\$22,800	3/4	\$8.0	2,839	Nov 2020	157
PH02...	\$82,500	5/7	\$13.2	6,261	May 2020	108
2604	\$25,000	2/3	\$13.9	1,799	Mar 2020	249

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
LPH03	\$10,679,000	3/4	\$3,414.0	3128	Aug 2022	N/A
905S	\$3,950,000	2/3	\$2,470.3	1599	Aug 2022	N/A
2100	\$10,000,000	3/4	\$3,675.1	2721	Aug 2022	N/A
2600	\$14,500,000	3/4	\$5,328.9	2721	Aug 2022	FLORINA PRO...