

Unit 1005 - St Tropez on the Bay 3

1005 - 250 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A10988785
Status:	Active
Size:	1,489 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$950,000
List PPSF:	\$638
Valuated Price:	\$920,000
Valuated PPSF:	\$618

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:	98
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

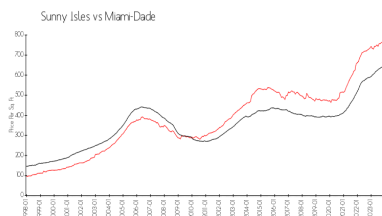
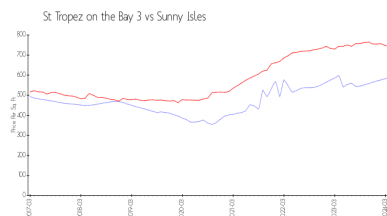
Building Association Information

St Tropez on the Bay
Address: 250 Sunny Isles Blvd,
Sunny Isles Beach, FL 33160
Phone: +1 305-692-8500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3-PH2	1,461 sq ft	Apr 2024	\$860,000	\$589
3-901	1,458 sq ft	Apr 2024	\$770,000	\$528
3-804	1,458 sq ft	Apr 2024	\$850,000	\$583
3-1603	1,447 sq ft	Mar 2024	\$810,000	\$560
3-1804	1,458 sq ft	Nov 2023	\$850,000	\$583
3-1404	1,458 sq ft	Nov 2023	\$817,500	\$561

Market Information



St Tropez on the Bay \$590/sq. ft.
3:
Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$698/sq. ft.

Inventory for Sale

St Tropez on the Bay 3	7%
Sunny Isles	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

St Tropez on the Bay 3	114 days
Sunny Isles	114 days
Miami-Dade	81 days