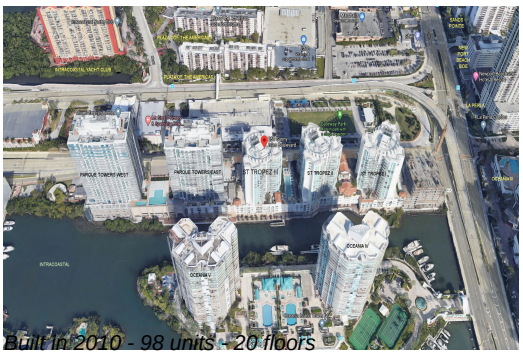
Unit 1506 - St Tropez on the Bay 3

1506 - 250 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160



Built in 2010 - 98 units - 20 floors

Unit Information

MLS Number:	A11291595
Status:	Active
Size:	1,492 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	$965,000
List PPSF:	$647
Valuated Price:	$828,000
Valuated PPSF:	$555

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:	10
Building inventory for sale:	10%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

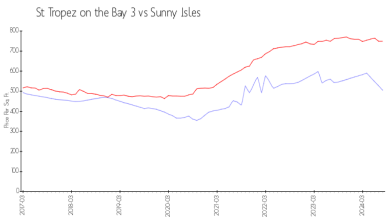
Building Association Information

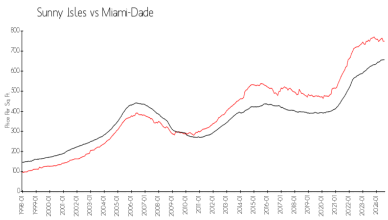
St Tropez on the Bay
Address: 250 Sunny Isles Blvd,
Sunny Isles Beach, FL 33160
Phone: +1 305-692-8500

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 3:	$504/sq. ft.	Sunny Isles:	$749/sq. ft.
Sunny Isles:	$749/sq. ft.	Miami-Dade:	$696/sq. ft.

Inventory for Sale

St Tropez on the Bay 3	10%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

St Tropez on the Bay 3	101 days
Sunny Isles	116 days
Miami-Dade	85 days