

Unit 1506 - St Tropez on the Bay 3

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

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:	\$926,000
Valuated PPSF:	\$621

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:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

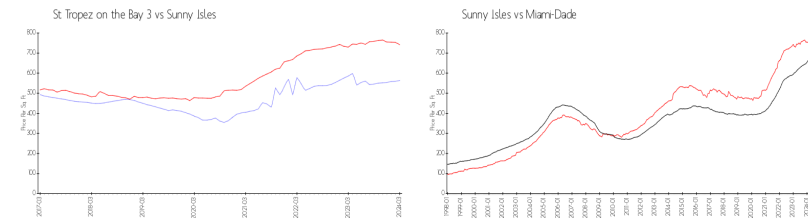
Building Association Information

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

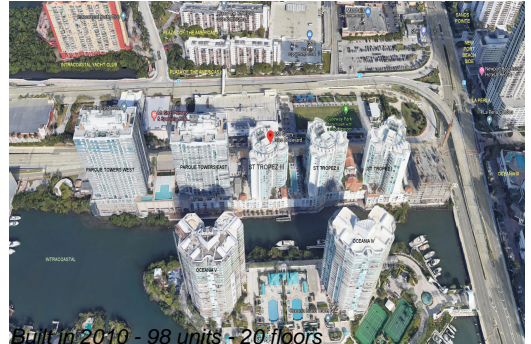
Market Information



St Tropez on the Bay 3:	\$563/sq. ft.	Sunny Isles:	\$742/sq. ft.
Sunny Isles:	\$742/sq. ft.	Miami-Dade:	\$703/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	109 days
Sunny Isles	113 days
Miami-Dade	81 days