

# Unit 504 - St Tropez on the Bay 3

504 - 250 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11494703
Status:	Active
Size:	1,746 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$995,000
List PPSF:	\$570
Valuated Price:	\$1,071,000
Valuated PPSF:	\$613

*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

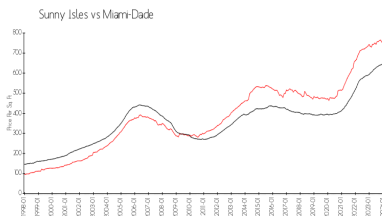
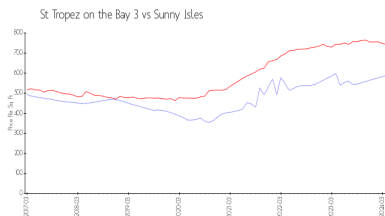
## Building Association Information

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 3:	\$590/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	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	113 days
Miami-Dade	81 days