

Unit TH-304 - St Tropez 2

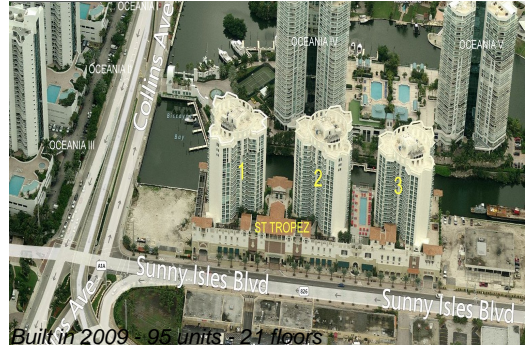
TH-304 - 200 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160



Unit Information

| | |
|-----------------|----------------------------------------|
| MLS Number: | A11500557 |
| Status: | Pending |
| Size: | 1,785 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$925,000 |
| List PPSF: | \$518 |
| Valuated Price: | \$1,010,000 |
| Valuated PPSF: | \$566 |

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: | 95 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

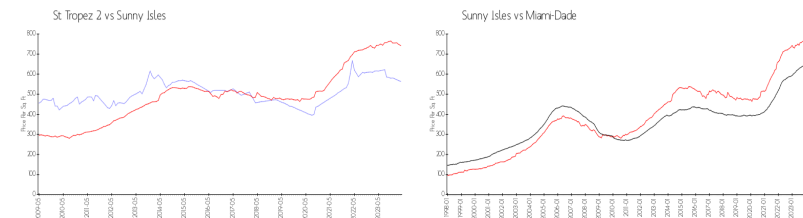
St. Tropez Condominiums
 330 Sunny Isles Blvd
 Sunny Isles Beach, FL 33160
 Tel: 305-692-8500

http://csisttropez.com/sttropezmaster/outside_home.asp

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2-1003 | 1,461 sq ft | Dec 2023 | \$795,000 | \$544 |
| 2-TSI | 2,911 sq ft | Nov 2023 | \$1,550,000 | \$532 |
| 2-1401 | 1,447 sq ft | Aug 2023 | \$877,000 | \$606 |
| TH-205 | 2,239 sq ft | May 2023 | \$1,050,000 | \$469 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| St Tropez 2: | \$563/sq. ft. | Sunny Isles: | \$743/sq. ft. |
| Sunny Isles: | \$743/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| St Tropez 2 | 8% |
| Sunny Isles | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| St Tropez 2 | 93 days |
| Sunny Isles | 113 days |
| Miami-Dade | 81 days |