

# Unit 21-B - St Tropez Ocean

21-B - 7330 Ocean Terrace, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11525780  
 Status: Active  
 Size: 1,680 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$2,050,000  
 List PPSF: \$1,220  
 Valuated Price: \$1,541,000  
 Valuated PPSF: \$917

*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: 91  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

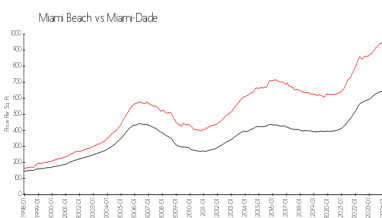
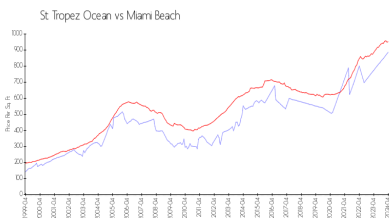
St Tropez Ocean Condominium Association  
 305.864.2030 iabrantes@miamimmanagement.com  
 concierge: (305) 864-3700

<http://sttropezoceancondo.com/contact.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304	1,410 sq ft	Dec 2023	\$999,000	\$709
2802 PHB	1,680 sq ft	Sep 2023	\$1,450,000	\$863

## Market Information



St Tropez Ocean: \$887/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

St Tropez Ocean: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

St Tropez Ocean	64 days
Miami Beach	98 days
Miami-Dade	81 days