

# Unit 1201 - St Tropez 2

1201 - 200 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11551307  
 Status: Active  
 Size: 1,447 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Detached  
 View:  
 List Price: \$920,000  
 List PPSF: \$636  
 Valuated Price: \$778,000  
 Valuated PPSF: \$538

*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

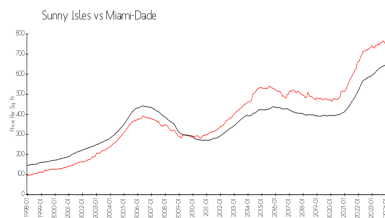
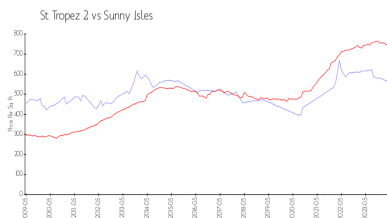
St. Tropez Condominiums  
 330 Sunny Isles Blvd  
 Sunny Isles Beach, FL 33160  
 Tel: 305-692-8500

[http://csisttropez.com/sttropezmaster/outside\\_home.asp](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

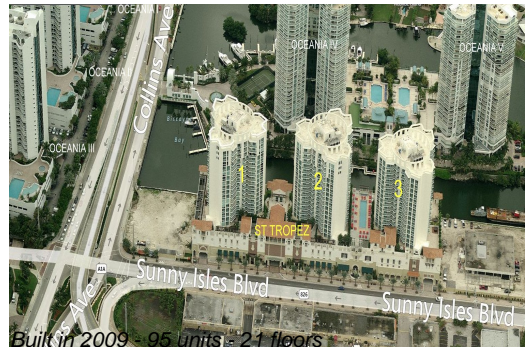


St Tropez 2: \$563/sq. ft.  
 Sunny Isles: \$743/sq. ft.

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 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