

# Unit TH-307 - St Tropez on the Bay 3

TH-307 - 250 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11592534   |
| Status:         | Active  |
| Size:           | 1,648 Sq ft.  |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: |   |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking,Deeded Parking,Valet Parking |
| View:           |   |
| List Price:     | \$895,000   |
| List PPSF:      | \$543   |
| Valuated Price: | \$761,000   |
| Valuated PPSF:  | \$462   |

*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:      | 6  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 8  |
| Number of sales over the last 6 months:  | 4  |
| Number of sales over the last 3 months:  | 3  |

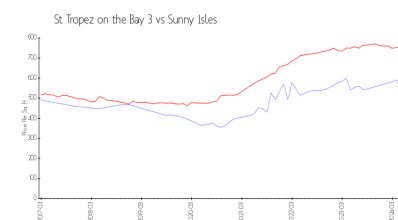
## Building Association Information

St Tropez on the Bay  
Address: 250 Sunny Isles Blvd,  
Sunny Isles Beach, FL 33160  
Phone: +1 305-692-8500

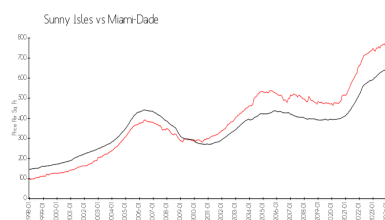
## Recent Sales

| 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 \$543/sq. ft.  
3:  
Sunny Isles: \$748/sq. ft.



Sunny Isles: \$748/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

|                        |    |
|------------------------|----|
| St Tropez on the Bay 3 | 6% |
| Sunny Isles            | 5% |



Miami-Dade 3%

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

|                        |          |
|------------------------|----------|
| St Tropez on the Bay 3 | 120 days |
| Sunny Isles            | 116 days |
| Miami-Dade             | 82 days  |