

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

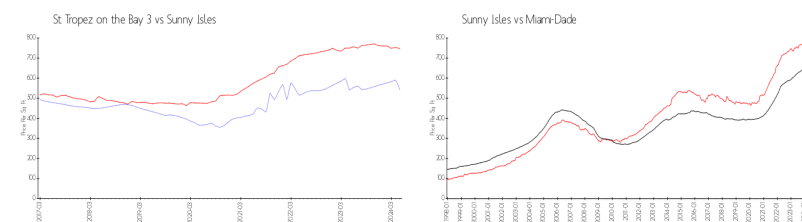
Building Association Information

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