

# Unit 501 - St Tropez on the Bay 3

501 - 250 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11673948  
 Status: Active  
 Size: 1,229 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$849,000  
 List PPSF: \$691  
 Valuated Price: \$647,000  
 Valuated PPSF: \$526

*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: 8  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

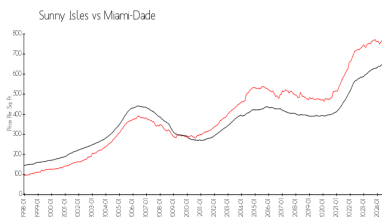
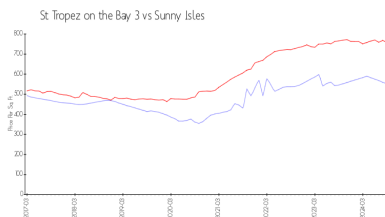
## Building Association Information

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

## Market Information



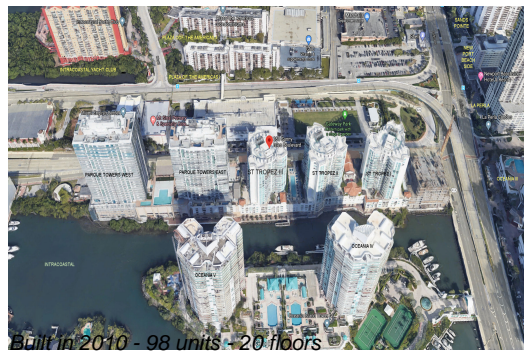
St Tropez on the Bay 3: \$552/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

St Tropez on the Bay 3: 8%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

St Tropez on the Bay 3: 107 days  
 Sunny Isles: 111 days



Miami-Dade

86 days