

Unit 706 - St Tropez 2

706 - 200 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11694041 |
| Status: | Active |
| Size: | 1,492 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$815,000 |
| List PPSF: | \$546 |
| Valuated Price: | \$761,000 |
| Valuated PPSF: | \$510 |

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: | 2 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

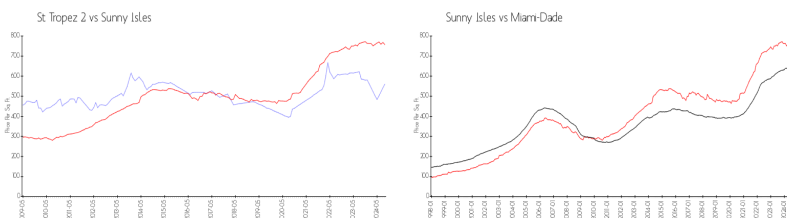
St. Tropez Condominiums
330 Sunny Isles Blvd
Sunny Isles Beach, FL 33160
Tel: 305-692-8500

http://csisttropez.com/sttropezmaster/outside_home.asp

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2-802 | 1,461 sq ft | Nov 2024 | \$680,000 | \$465 |
| 506 | 1,493 sq ft | Aug 2024 | \$875,000 | \$586 |
| 2-1506 | 1,492 sq ft | May 2024 | \$860,000 | \$576 |
| TH-304 | 1,785 sq ft | May 2024 | \$865,000 | \$485 |

Market Information

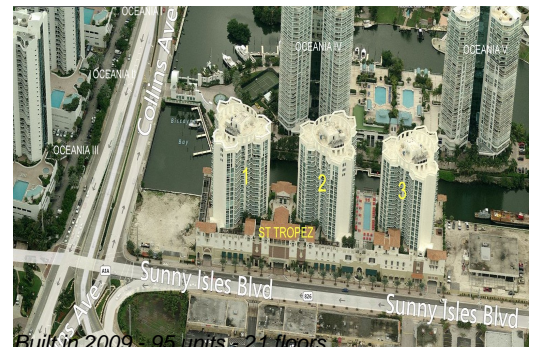


| | | | |
|--------------|---------------|--------------|---------------|
| St Tropez 2: | \$561/sq. ft. | Sunny Isles: | \$757/sq. ft. |
| Sunny Isles: | \$757/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| St Tropez 2 | 8% |
| Sunny Isles | 7% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



St Tropez 2
Sunny Isles
Miami-Dade

83 days
113 days
87 days