

Unit PH3 - St Tropez 2

PH3 - 200 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | F10445069 |
| Status: | Active |
| Size: | 3,275 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | Bay, Intracoastal View, Ocean View |
| List Price: | \$1,950,000 |
| List PPSF: | \$595 |
| Valuated Price: | \$1,641,000 |
| Valuated PPSF: | \$543 |

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: | 10 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

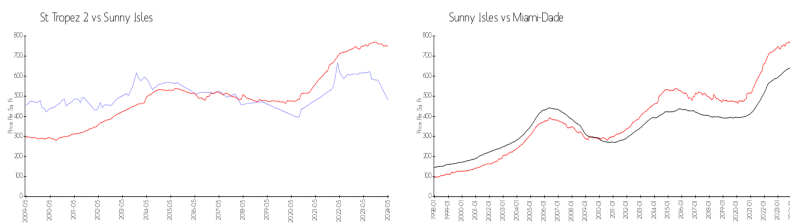
St. Tropez Condominiums
 330 Sunny Isles Blvd
 Sunny Isles Beach, FL 33160
 Tel: 305-692-8500

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2-1506 | 1,492 sq ft | May 2024 | \$860,000 | \$576 |
| TH-304 | 1,785 sq ft | May 2024 | \$865,000 | \$485 |
| 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 |

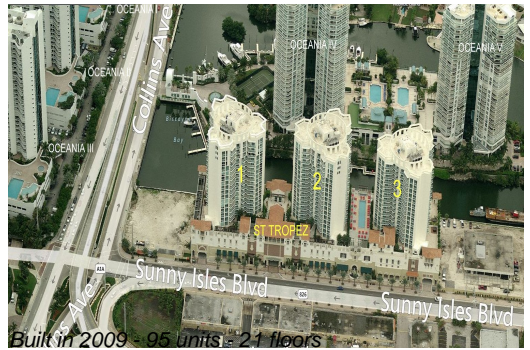
Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| St Tropez 2: | \$484/sq. ft. | Sunny Isles: | \$748/sq. ft. |
| Sunny Isles: | \$748/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|-------------|-----|
| St Tropez 2 | 11% |
| Sunny Isles | 5% |



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

St Tropez 2

88 days

Sunny Isles

116 days

Miami-Dade

82 days