

Unit 601 - St Tropez on the Bay 3

601 - 250 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10506911
Status:	Active
Size:	1,468 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$800,000
List PPSF:	\$545
Valuated Price:	\$682,000
Valuated PPSF:	\$468

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:	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:	1

Building Association Information

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

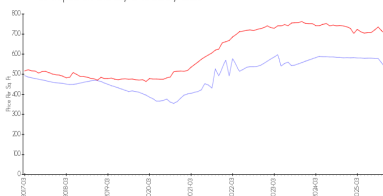
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Recent Sales

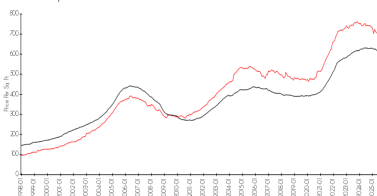
Unit #	Size	Closing Date	Sale Price	PPSF
3-1806	1,492 sq ft	Dec 2025	\$872,000	\$584
3-Ph1	1,458 sq ft	Sep 2025	\$840,000	\$576
3-1605	1,489 sq ft	May 2025	\$906,500	\$609
3-501	1,229 sq ft	Feb 2025	\$825,000	\$671

Market Information

St Tropez on the Bay 3 vs Sunny Isles



Sunny Isles vs Miami-Dade



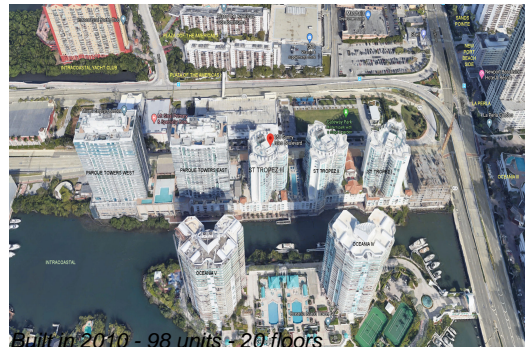
St Tropez on the Bay \$534/sq. ft.
3:
Sunny Isles: \$702/sq. ft.

Sunny Isles: \$702/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

St Tropez on the Bay 3	10%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



St Tropez on the Bay 3
Sunny Isles
Miami-Dade

84 days
113 days
77 days