

# Unit 1703 - St Tropez 2

1703 - 200 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-10975523
Status:	Active
Size:	1,461 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$899,000
List PPSF:	\$615
Valuated Price:	\$826,000
Valuated PPSF:	\$565

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:	1
Number of sales over the last 3 months:	0

## Building Association Information

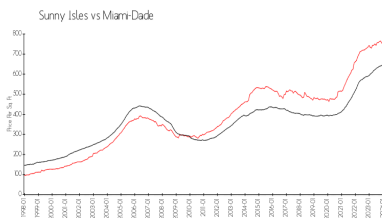
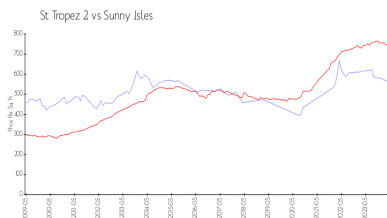
St. Tropez Condominiums  
 330 Sunny Isles Blvd  
 Sunny Isles Beach, FL 33160  
 Tel: 305-692-8500

[http://csisttropez.com/sttropezmaster/outside\\_home.asp](http://csisttropez.com/sttropezmaster/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
TH-205	2,239 sq ft	May 2023	\$1,050,000	\$469

## Market Information

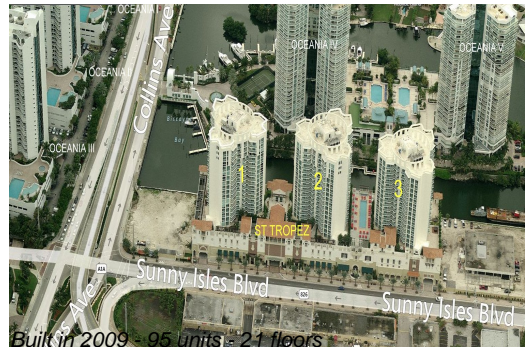


St Tropez 2: \$563/sq. ft.  
 Sunny Isles: \$743/sq. ft.

Sunny Isles: \$743/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

St Tropez 2	8%
Sunny Isles	5%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

St Tropez 2	93 days
Sunny Isles	113 days
Miami-Dade	81 days