

Market Report

September, 2020



St Tropez

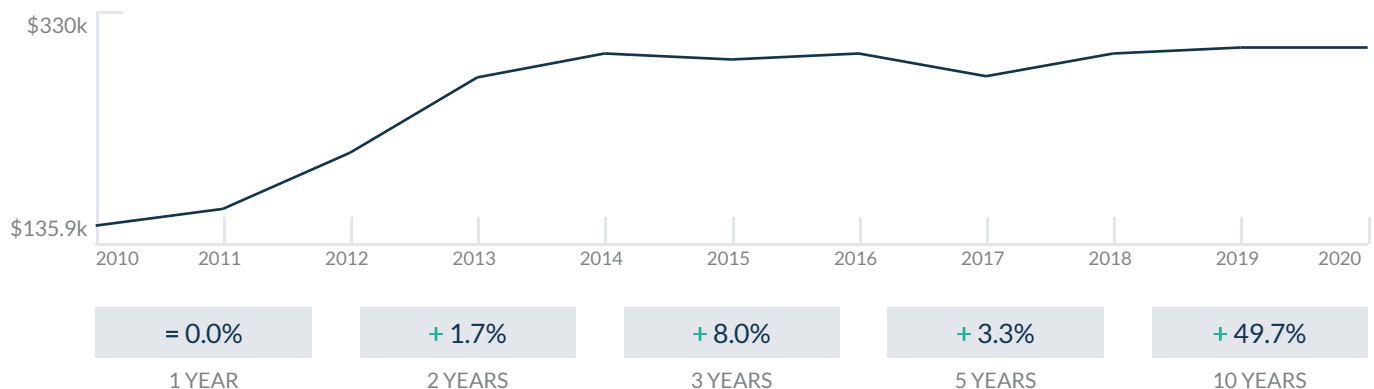
200 Sunny Isles BLVD
Sunny Isles, FL 33160

Every month we compile this comprehensive market report focus on St Tropez in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website sttropezcondosforsale.com.

Property Stats

POSTAL CODE 33160

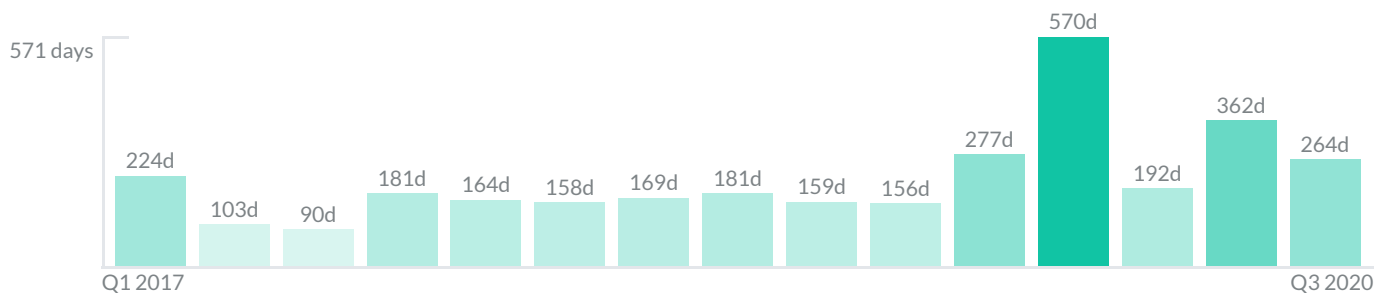
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

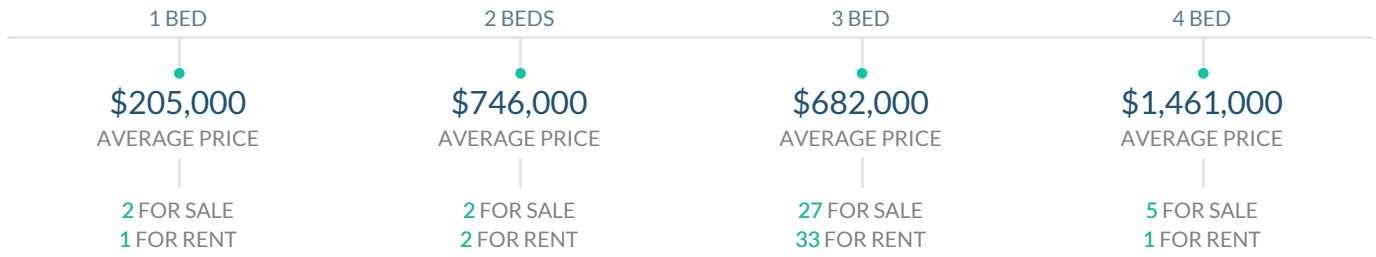
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	North Miami Middle School	North Miami Beach Senior High School
10/10	4/10	4/10

Insights

IN ST TROPEZ

Below the average listing prices of available unit per property type.



-239.7% to 5.4%
CAP RATE
Yearly net income when rent

5.4%
NEGOTIABILITY
What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for St Tropez

\$3,700 2 3

UNIT 1-1804 **RENTED** | AUG 2020

\$560,000 2 3

UNIT 3-1004 **SOLD** | AUG 2020

\$3,300 2 3

UNIT 3-904 **RENTED** | AUG 2020

\$167,000 1 1

UNIT 405 **SOLD** | AUG 2020

\$619,900 2 3

UNIT 2-1606 **SOLD** | AUG 2020

\$7,900 5 4

UNIT 2-PH2 **RENTED** | AUG 2020

Sold

LAST 20 PROPERTIES SOLD IN ST TROPEZ

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
3-1004	\$560,000	3/2	\$384.1	1,458	Aug 2020	29
405	\$167,000	1/1	\$305.9	546	Aug 2020	145
2 -1606	\$619,900	3/2	\$415.5	1,492	Aug 2020	142
1503	\$775,000	3/2	\$478.7	1,619	Jul 2020	781
3-1104	\$529,000	3/2	\$362.8	1,458	Jul 2020	222
1-1803	\$545,000	3/2	\$373.8	1,458	Jun 2020	409
520	\$1,325	1/1	\$1.8	725	Jun 2020	105
TH-304	\$520,000	3/4	\$291.3	1,785	Jun 2020	402
3-904	\$545,000	3/2	\$373.8	1,458	May 2020	9
1-1201	\$699,000	3/2	\$483.1	1,447	May 2020	743
3- TS5	\$650,000	3/2	\$435.7	1,492	Apr 2020	378
2901	\$899,000	3/3	\$440.7	2,040	Apr 2020	497
1-803	\$500,000	3/2	\$342.9	1,458	Apr 2020	349
TH407	\$1,050,000	2/3	\$606.6	1,731	Mar 2020	658
3-1103	\$489,000	3/2	\$337.9	1,447	Mar 2020	298
1-902	\$580,000	3/2	\$397.0	1,461	Mar 2020	69
519	\$195,000	2/1	\$243.4	801	Feb 2020	108
1-701	\$510,000	3/2	N/A	N/A	Feb 2020	33
3-1001	\$589,000	3/2	\$404.0	1,458	Jan 2020	117
211	\$160,000	1/2	\$220.7	725	Jan 2020	61

Rented

LAST 20 PROPERTIES RENTED IN ST TROPEZ

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1-1804	\$3,700	3/2	\$2.5	1,492	Aug 2020	34
3-904	\$3,300	3/2	\$2.3	1,458	Aug 2020	37
2-PH2	\$7,900	4/5	\$2.7	2,914	Aug 2020	17
222	\$1,390	1/2	\$1.9	725	Aug 2020	140
3-1605	\$3,500	3/2	\$2.4	1,489	Jul 2020	66
1-1003	\$3,100	3/2	\$2.1	1,458	Jul 2020	28
2-601	\$3,550	3/2	\$2.5	1,447	Jul 2020	86
3-606	\$3,700	3/2	\$2.5	1,492	Jun 2020	17
601	\$2,800	3/2	N/A	N/A	Jun 2020	11
1-902	\$3,500	3/2	\$2.4	1,461	Jun 2020	23
2-1106	\$3,500	3/2	\$2.3	1,492	May 2020	67
1-1506	\$3,200	3/2	\$2.2	1,458	May 2020	28
601	\$2,800	3/2	N/A	N/A	Apr 2020	15
1-702	\$3,450	3/2	\$2.4	1,461	Apr 2020	54
1-505	\$4,000	3/2	\$2.7	1,489	Apr 2020	118
1-1403	\$3,750	3/2	\$2.6	1,458	Mar 2020	92
104	\$1,190	1/1	\$2.2	546	Mar 2020	50
TH-306	\$3,200	2/3	\$1.7	1,926	Mar 2020	7
1-1001	\$3,050	3/2	\$2.1	1,447	Feb 2020	41
504-L...	\$4,200	3/4	\$2.2	1,914	Feb 2020	105

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-309	\$627,500	2/2	\$326.0	1925	Jul 2020	N/A
I-1704	\$3,900/mth	3/2	N/A	N/A	Jul 2020	N/A
I-1704	\$770,000	3/2	N/A	N/A	Jul 2020	REFERENCE O...
TH-408	\$1,115,000	4/4	\$369.1	3021	Aug 2020	N/A
TH-306	\$865,000	2/3	N/A	N/A	Jul 2020	N/A
TH401	\$4,000/mth	2/2	\$2.2	1849	Jul 2020	JOSE A GIME...
1-604	\$5,500/mth	3/2	\$3.7	1492	Jul 2020	N/A
1-1105	\$5,500/mth	3/2	\$3.7	1489	Jun 2020	IGOR NESTOR
1-1102	\$6,500/mth	3/2	\$4.4	1461	Jun 2020	LUIZ AUGUST...
1-1004	\$847,000	3/2	\$567.7	1492	Aug 2020	N/A
1-1004	\$4,500/mth	3/2	\$3.0	1492	Aug 2020	N/A
1-1606	\$3,900/mth	3/2	\$2.7	1458	Aug 2020	SEDDIK M SE...
1-1702	\$695,000	3/2	\$475.7	1461	Jul 2020	N/A
1-PH2	\$1,500,000	4/5	\$515.3	2911	Aug 2020	N/A
1-1505	\$4,500/mth	3/2	\$3.0	1489	Jul 2020	NUCCI VIDAL...
1-1104	\$3,800/mth	3/2	\$2.5	1492	Jun 2020	MICHAEL KO...
1-UP...	\$1,295,000	4/5	\$444.9	2911	Jul 2020	JEAN JACQUE...
1-TS1	\$1,894,900	4/5	\$650.3	2914	Aug 2020	GAETANO BU...
1-805	\$660,000	3/2	\$443.3	1489	Jul 2020	N/A
1-1604	\$3,850/mth	3/2	\$2.6	1492	Jul 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1-805	\$4,000/mth	3/2	\$2.7	1489	Jul 2020	N/A
1-605	\$3,400/mth	3/2	\$2.3	1489	Aug 2020	IGOR GOLUB...
2-1402	\$650,000	3/2	\$444.9	1461	Aug 2020	HOUSE REAL...
2-1505	\$635,000	3/2	\$426.5	1489	Aug 2020	
2-1803	\$689,000	3/2	\$471.6	1461	Jul 2020	N/A
2-601	\$565,000	3/2	N/A	N/A	Jul 2020	N/A
2-UP...	\$1,500,000	4/5	\$514.8	2914	Jun 2020	N/A
2-604	\$488,000	3/2	\$334.7	1458	Jul 2020	BENWORTH T...
2-1705	\$3,500/mth	3/2	\$2.4	1489	Aug 2020	N/A
2-904	\$3,125/mth	3/2	\$2.1	1458	Aug 2020	GARY LEE HO...
2-1505	\$3,400/mth	3/2	\$2.3	1489	Aug 2020	
2-1801	\$3,400/mth	3/2	\$2.3	1447	Aug 2020	BORIS NEKTA...
2-1204	\$3,500/mth	3/2	\$2.4	1458	Aug 2020	
2-1701	\$809,000	3/2	N/A	N/A	Aug 2020	N/A
2-1702	\$649,000	3/2	\$444.2	1461	Aug 2020	N/A
3-905	\$4,500/mth	3/2	\$3.0	1489	Aug 2020	N/A
3-503	\$5,990/mth	4/3	\$3.1	1925	Aug 2020	N/A
3-1603	\$4,490/mth	3/2	\$3.1	1447	Jun 2020	N/A
3-TS2	\$638,000	3/2	\$436.7	1461	Aug 2020	N/A
3-1005	\$4,400/mth	3/2	\$3.0	1489	Aug 2020	FLAVIA M VAS...

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3-1204	\$3,750/mth	3/2	\$2.6	1458	Jul 2020	N/A
3-606	\$549,000	3/2	\$368.0	1492	Jul 2020	N/A
3-1504	\$4,700/mth	3/2	\$3.2	1458	Jul 2020	JORGE D OSPI...
3-1604	\$3,800/mth	3/2	\$2.6	1458	Jul 2020	N/A
3-505	\$1,200,000	3/2	\$805.9	1489	Jul 2020	DENILSON G...
3-1804	\$4,700/mth	3/2	\$3.2	1458	Jul 2020	N/A
3-506	\$4,900/mth	3/2	\$3.3	1499	Jul 2020	N/A
3-TS6	\$730,000	3/2	\$489.3	1492	Aug 2020	ALEXEY KARP...
3-702	\$3,500/mth	3/2	\$2.4	1461	Aug 2020	N/A
3-1206	\$3,550/mth	3/2	\$2.4	1492	Aug 2020	N/A
3-TS4	\$650,000	3/2	\$445.8	1458	Aug 2020	N/A
3-803	\$625,000	3/2	\$431.9	1447	Aug 2020	GUMAR CON...
3-605	\$638,000	3/2	\$428.5	1489	Aug 2020	N/A
3-TS6	\$3,200/mth	3/2	\$2.1	1492	Aug 2020	ALEXEY KARP...
3-803	\$3,700/mth	3/2	\$2.6	1447	Aug 2020	GUMAR CON...
3-703	\$3,700/mth	3/2	\$2.6	1447	Aug 2020	N/A
3-1705	\$3,500/mth	3/2	\$2.4	1489	Aug 2020	ANGELICA C...
303	\$1,300/mth	1/1	\$2.4	546	Aug 2020	VILEN PERLO...
420	\$174,900	1/2	\$241.2	725	Jul 2020	MARIA M PUL...
506	\$1,250,000	3/2	N/A	N/A	Jul 2020	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
515	\$1,450/mth	2/2	\$2.0	725	Aug 2020	MARIA MAGD...
602	\$540,000	3/2	N/A	N/A	Jul 2020	N/A
708	\$235,000	1/2	\$226.0	1040	Aug 2020	SUSANNA CO...
802	\$650,000	3/2	N/A	N/A	Jul 2020	BEACH DEVE...
806	\$4,500/mth	3/2	N/A	N/A	Jul 2020	STACEY Latoy...
1005	\$795,000	3/2	\$533.9	1489	Jul 2020	FLAVIA M VAS...
1406	\$669,000	3/2	\$448.4	1492	Jul 2020	N/A
1506	\$4,900/mth	3/2	\$3.3	1489	Jul 2020	REMAJ USA LL...
1706	\$4,500/mth	3/3	N/A	N/A	Jul 2020	REFERENCE O...
1805	\$760,000	3/2	\$510.4	1489	Dec 2019	OLUFEMI FO...
1805	\$3,900	3/2	\$2.6	1489	Aug 2020	OLUFEMI FO...
1805	\$650,000	3/2	\$436.5	1489	Aug 2020	OLUFEMI FO...
1806	\$600,000	3/2	N/A	N/A	Aug 2020	REFERENCE O...